



Modified ACTIVITY DETERMINATION – Determined by the New South Wales Land and Housing Corporation

Project No. BGYVZ

Conflict of Interest¹

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Head of Housing Portfolio, Homes NSW.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Head of Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.

Signed.....

Dated.....21 March 2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Additional Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979*, I as a delegate of the New South Wales Land and Housing Corporation, determine that the activity proceed as described below and subject to the Identified Requirements set out in **Schedule 1**.

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

2-10 & 20

Street or property name

Birch Street & Debrincat Avenue

Suburb, town or locality

North St Marys NSW

Postcode

2760

Local Government Area(s)

Penrith

Real property description (Lot and DP)

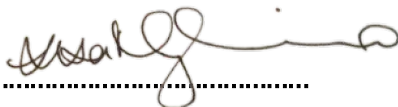
Lots 346-350 in Deposited Plan 31990 and Lot 305 in Deposited Plan 30223

1. Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "close relative of a person" as defined in section 49(6) of the Property and Stock Agents Act 2002.

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwellings and structures, removal of trees, boundary adjustment with 20 Debrincat Avenue, and the construction of 22 independent living seniors housing units comprising 10 x 1 bedroom and 12 x 2 bedroom units, with associated landscaping and fencing, surface parking for 10 cars, creation of a stormwater easement across 20 Debrincat Avenue and consolidation into a single lot.

Signed.....

Dated.....21 March 2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard Identified Requirements

THE DEVELOPMENT

The following Identified Requirements are to ensure that the residential activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021.

1. The development shall be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned identified requirements:

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural				
Cover Page	1 of 22	D	4.12.2024	DTA Architects
Block Analysis Plan	2 of 22	C	26.10.2023	DTA Architects
Site Analysis Plan	3 of 22	C	26.10.2023	DTA Architects
Demolition Plan	4 of 22	C	26.10.2023	DTA Architects
Subdivision Plan	5 of 22	C	26.10.2023	DTA Architects
Development Data	6 of 22	D	27.11.2024	DTA Architects
Site Plan	7 of 22	D	27.11.2024	DTA Architects
Ground Floor Plan	8 of 22	D	27.11.2024	DTA Architects
First Floor Plan	9 of 22	C	26.10.2023	DTA Architects
Roof Plan	10 of 22	C	26.10.2023	DTA Architects
Elevations	11 of 22	D	27.11.2024	DTA Architects
Elevation & Internal Elevations	12 of 22	D	27.11.2024	DTA Architects
Internal Elevations	13 of 22	D	27.11.2024	DTA Architects
Sections	14 of 22	D	27.11.2024	DTA Architects
Sections	15 of 22	D	27.11.2024	DTA Architects

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Shadow Diagrams – 21st June 9am	16 of 22	C	26.10.2023	DTA Architects
Shadow Diagrams – 21st June 12pm	17 of 22	C	26.10.2023	DTA Architects
Shadow Diagrams – 21st June 3pm	18 of 22	C	26.10.2023	DTA Architects
Solar Access – View From Sun	19 of 22	C	26.10.2023	DTA Architects
Solar Access – View From Sun	20 of 22	C	26.10.2023	DTA Architects
Solar Access – View From Sun	21 of 22	C	26.10.2023	DTA Architects
Perspectives	22 of 22	D	27.11.2024	DTA Architects
Civil/ Stormwater				
Specification Sheet	1 of 8	F	27.11.2024	MSL Consulting Engineers
Site Drainage Plan	2 of 8	F	27.11.2024	MSL Consulting Engineers
Drainage Plan – Sheet 1	3 of 8	F	27.11.2024	MSL Consulting Engineers
Drainage Plan – Sheet 2	4 of 8	F	27.11.2024	MSL Consulting Engineers
OSD Section and Stormwater Details	5 of 8	F	27.11.2024	MSL Consulting Engineers
Stormwater Details	6 of 8	F	27.11.2024	MSL Consulting Engineers
Sediment Control Plan	7 of 8	F	27.11.2024	MSL Consulting Engineers
OSD Catchment Plan	8 of 8	F	27.11.2024	MSL Consulting Engineers
Landscape				
Landscape Plan	1 of 1	E	27.11.2024	DTA Architects
Survey				
Detail & Survey Level	1 of 10	A	31.03.2023	Norton Survey Partners
Detail & Survey Level	2 of 10	-	-	Norton Survey Partners
Detail & Survey Level	3 of 10	-	-	Norton Survey Partners
Detail & Survey Level	4 of 10	-	-	Norton Survey Partners
Detail & Survey Level	5 of 10	-	-	Norton Survey Partners
Detail & Survey Level	6 of 10	-	-	Norton Survey Partners
Detail & Survey Level	7 of 10	-	-	Norton Survey Partners
Detail & Survey Level	8 of 10	-	-	Norton Survey Partners
Detail & Survey Level	9 of 10	-	-	Norton Survey Partners
Detail & Survey Level	10 of 10	-	-	Norton Survey Partners
Footpath Survey and Upgrades				
Footpath Layout Plan	1 of 4	B	29.11.2023	MSL Consulting Engineers
Footpath Standard Details	2 of 4	B	29.11.2023	MSL Consulting Engineers
Footpath Long section – 1	3 of 4	B	29.11.2023	MSL Consulting Engineers

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Footpath Long section – 2	4 of 4	B	29.11.2023	MSL Consulting Engineers
BASIX				
BASIX Certificate	BASIX Certificate No 1376255M_06	-	28.10.2024	Greenview Consulting Pty Ltd
Nationwide house energy rating scheme – class 2 summary	NatHERS Certificate No 0008706870	-	25.10.2024	Greenview Consulting Pty Ltd
Reports				
Access Report	22088-DA	R1.2	23.05.2023	Access-i
Arborist's Impact Assessment and Tree Management Plan	7800.1	-	30.11.2023	Redgum Horticultural
Statutory Compliance Report	J4409	FINAL	22.05.2023	DPC
Geotechnical Investigation	22/1495	-	May 2022	STS Geotechnics Pty Ltd
Waste Management Plan	-	-	-	Land and Housing Corporation
Traffic Impact Assessment – Seniors Housing	-	3	18.05.2023	ParkTransit Pty Ltd
Cut and Fill Plan	1 of 1	B	19.06.2023	MSL Consulting Engineers

(Modified Identified Requirement)

- All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.
- All commitments listed in the BASIX certificate and stamped plans shall be implemented.
- All construction documentation and building work is to be certified in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.
- The land the subject of this determination shall be consolidated into a single lot. The plan of consolidation shall be lodged at the NSW Land Registry Services and shall be registered prior to the occupation of the development. A copy of the registered plan shall be provided to the Land & Housing Corporation.

It is noted that the boundary adjustment between Lot 350 DP31990 and Lot 305 DP30223 (affecting the rear portion of 20 Debrincat Avenue, North St Marys) is to be registered prior to the commencement of building works for the seniors housing development, as detailed in Identified Requirement 79 below.

OPERATIONAL MATTERS

The following Identified Requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

6. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of Penrith City Council substantially in accordance with the approved concept stormwater drainage plans.
7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase, or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.
8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.
9. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access and Parking

10. Concrete vehicular crossings and laybacks shall be provided at the entrances / exits to the property. The crossings and laybacks shall be constructed in accordance with Penrith City Council's standard requirements for residential crossings. Council shall be provided with plans for the crossings and laybacks together with the payment of any council inspection fees.
11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback / driveway shall be borne by the Land & Housing Corporation. Obsolete gutter laybacks shall be constructed as kerb in accordance with Penrith City Council's standards.

Note:

It is recommended that discussion be held with the relevant authorities before construction works commence.

12. Car parking spaces and driveways shall be constructed of concrete or other approved hard surfaced materials. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).
14. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

15. All buildings shall be sited well clear of any easements affecting the site. The builder shall ascertain if any easements do exist and, if they do, obtain full details of such prior to construction commencing.

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must:
- i. be connected to a permanent 240V power supply; and
 - ii. be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Land & Housing Corporation on completion of the remediation works.

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved Landscape Plan and maintained for a period of 12 months by the building contractor. Penrith City Council shall be consulted in relation to the planting of any street trees.
19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to the Land & Housing Corporation.

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved Landscape Plan and Arboricultural Impact Assessment and Tree Management Plan and no other trees shall be removed without further approval(s).

Fencing

21. All front fencing and gates shall be constructed wholly within the boundaries of the site. Any gates associated with the fencing shall swing inwards towards the site.

Provision of Letterbox Facilities

22. Suitable letterbox facilities are to be provided in accordance with Australia Post specifications.

Public Liability Insurance

23. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition / construction works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following Identified Requirements are to be complied with prior to any work commencing on the site, including demolition.

Disconnection of Services

24. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.
25. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

26. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of 5 working days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.
27. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
28. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:

Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

29. The demolition / construction plans shall be submitted to the appropriate water utility's office (e.g. Sydney Water office) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:

If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Council Notification

30. Penrith City Council shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of **5** working days notification shall be given.

Site Safety

31. A sign shall be erected in a prominent position on any site on which demolition or building work is being carried out:
- (a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
 - (b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

Note:

This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

32. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition / construction. Access to the site shall be restricted to authorised persons only and the site shall be secured against unauthorised entry when demolition / construction work is not in progress or the site is otherwise unoccupied.

Note:

Approval from the relevant roads authority will be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

33. No building or demolition materials are to be stored on the footpath or roadway.

Site Facilities

34. The following facilities shall be installed on the site:
- (a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by Penrith City Council or if this is not practicable to some other council approved management facility.
 - (b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not to be placed on any property other than that which this approval relates to.

35. Access to the site shall only be provided via an all-weather driveway on the property and is not to be provided from any other site.

Protection of Trees

36. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Assessment and Tree Management Plan.

Waste Management

37. A final Waste Management Plan shall be prepared and submitted to the Land & Housing Corporation by the building contractor prior to the commencement of demolition / construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

The following Identified Requirements are to be complied with prior to any construction works occurring on the site, excluding demolition.

Service Authority Clearances

38. A compliance certificate, or other evidence, shall be obtained from the relevant water utility provider (e.g. Sydney Water), confirming service availability prior to work commencing.

Note:

Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

39. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.
40. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.
41. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each dwelling in the development shall be obtained prior to work commencing.

Stormwater Disposal

42. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or Penrith City Council's drainage code.

43. A drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land & Housing Corporation.

DURING DEMOLITION AND CONSTRUCTION WORKS

The following Identified Requirements are to be complied with whilst demolition and construction works are occurring on the site.

Landfill

44. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.
45. Land fill materials must satisfy the following requirements:
- i. be Virgin Excavated Natural Matter (VENM);
 - ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
 - iii. be free of industrial waste and building debris.

Heritage

46. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974*, respectively. Should any relics be uncovered during the course of the approved works, work must cease immediately in the affected area. Subsequently, in cases where historical or indigenous items have been uncovered, the Department of Planning and Environment must be contacted.
47. All workers / contractors on the site shall be informed of their obligations, under the *Heritage Act* and *National Parks and Wildlife Act 1974*, that it is illegal to disturb, damage or destroy a relic without the prior approval of the Department of Planning and Environment.

Demolition

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.
49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.
50. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.
51. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].

52. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Department of Planning and Environment.
53. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.
54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.
56. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

57. Survey reports shall be submitted by the building contractor to the Land & Housing Corporation prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the allotment boundaries.

Hours of Demolition / Construction / Civil Work

58. Demolition / construction / Demolition / construction / civil work shall only occur on the site between the hours of 7.00am to 5.00pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation and Backfilling

59. All excavations and backfilling associated with the demolition or erection of building(s) shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

60. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.
61. No fires shall be lit or waste materials burnt on the site.
62. No washing of concrete forms or trucks shall occur on the site.
63. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.

64. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.
65. All vehicles transporting loose materials and travelling on public roads shall be secured (ie closed tail gate and covered) to minimise dust generation.
66. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

67. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.
68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

Termite Protection

69. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

In addition, a durable notice must be permanently fixed inside the meter box indicating:

- (a) the method of protection,
- (b) the date of installation of the system,
- (c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label and
- (d) the need to maintain and inspect the system on a regular basis.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following Identified Requirements are to be complied with prior to the occupation of the development.

General

70. The use or occupation of the development shall not commence until all the Identified Requirements of this determination have been complied with.

Council Infrastructure Damage

71. The cost of repairing any damage caused to Penrith City Council's assets in the vicinity of the site as a result of demolition / construction works shall be met in full by the building contractor.

Stormwater Drainage

72. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

- sufficient levels and dimensions to verify the constructed storage volumes; and
- location and surface levels of all pits; and
- invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
- finished floor levels of all structures; and
- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

The Work-As-Executed Plan information shall be shown on the final civil works drawings.

A positive covenant and restriction-as-to-user shall be placed over the onsite detention system in accordance with Penrith City Council's on-site detention policy to ensure that the system will be adequately maintained. The positive covenant and restriction-as-to-user shall be registered at NSW Land Registry Services prior to occupation. A copy of the registered restriction-as-to-user shall be provided to the Land & Housing Corporation and Penrith City Council.

PART B – Additional Identified Requirements

Specific Requirements for Seniors Housing

73. The independent living units shall comply with the accessibility and useability standards referenced in section 85 and set out in Schedule 4 of *State Environmental Planning Policy (Housing) 2021*.

Note:

This requirement does not apply to the provisions set out under sections 2, 7-13 and 15-20 of Schedule 4 for an independent living unit, or part of such a unit, that is located above the ground floor.

74. Only the following kinds of people shall be accommodated in the approved development:

- (a) seniors or people who have a disability; or
- (b) people who live within the same household with seniors or people who have a disability; or
- (c) staff employed to assist in the administration and provision of services to the seniors housing development.

Note:

It should be noted that 'seniors', as defined in the Housing SEPP, are any of the following:

- (a) people aged 60 or more years,
- (b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided, and

- (c) *people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.*

A restriction as to user shall be registered against the title of the property, prior to occupation, in accordance with Section 88E of the Conveyancing Act 1919 limiting the use of any accommodation to the kinds of people referred to above and that the dwellings cannot be subdivided.

75. Pathway lighting shall be designed to provide a minimum of 20 lux at ground level and be located to avoid glare for pedestrians and adjacent dwellings.
76. Access to, and within, the site shall be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the activity.
77. A 1.2m wide concrete footpath across the site frontage, connecting to the existing footpath system in Debrincat Avenue shall be constructed in accordance with the Penrith City Council specifications to provide an accessible pathway from the site to the bus stops ID 276024 (Debrincat Ave after Birch St) and ID276017 (North St Mary's neighbourhood centre, Debrincat Ave). The footpath upgrades must be designed and constructed to satisfy the access and gradient requirements under clause 93(4) in the *State Environmental Planning Policy (Housing) 2021*.

Note:

The responsible officer at the Penrith City Council shall be contacted regarding council's specifications and any necessary approvals. Should the footpath upgrade works conflict with existing service utility pits, and adjustments are required to these pits, the builder is to contact the relevant authorities for concurrence on the proposed works to the utility pits.

78. Entry doors to units shall be provided with door viewers to enable residents to view approaches to their units without the need to open the door.

Site Specific Requirements

79. The plan of subdivision to facilitate the boundary adjustment between Lot 350 DP31990 and Lot 305 DP30223 shall be lodged at the NSW Land Registry Services and shall be registered prior to commencement of construction. A copy of the registered plan shall be provided to the Land & Housing Corporation.

Requirements Resulting from Council Comments

80. The existing sewer line must be inspected prior to the construction of the stormwater infrastructure and associated easement to ensure the stormwater pipeline does not impact on the integrity of the sewer main.
81. The detailed construction documentation for stormwater management must be amended to incorporate an additional junction pit at the new property boundary within 20 Debrincat Avenue, as well as at the end of the drainage easement prior to the connection to the Council drainage system on Debrincat Avenue.
82. The existing bus shelters at bus stop ID 276024 and ID 276017) at Debrincat Avenue must be upgraded, where required, to comply with the relevant accessibility standard prior to occupation.
83. LAHC is to consult with Penrith City Council regarding the utilisation of Council's Waste Collection Service and enter into necessary agreements.

Modification Requirements

84. Air Conditioning

Design and Installation

Any air conditioning unit installed on the premises must be designed, specified and installed to ensure that they comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulations 2017 and must not emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary. Acoustic treatment may be required to ensure this is achieved.

Certification, from an appropriately qualified acoustic consultant, shall be provided at construction documentation stage that the air conditioning units can comply with this requirement.

Further certification, from an appropriately qualified acoustic consultant, shall be provided prior to occupation that the installed air conditioning units comply with this requirement.

On-Going

The use of any air-conditioning unit must comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulations 2017 and must not:

- (a) emit a noise that is audible within a habitable room in any adjoining residence (regardless of whether any door or window to that room is open);*
 - (i) before 8.00 am and after 10.00 pm on any Saturday, Sunday or Public Holiday; or*
 - (ii) before 7.00 am or after 10.00 pm on any other day;*
- (b) emit a noise that exceeds 5dB(A) above the ambient background noise level measured at any property boundary.*

(Additional Identified Requirement)

ADVISORY NOTES

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the *Disability Discrimination Act 1992*. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.
- ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at www.1100.com.au or by dialing 1100.



DECISION STATEMENT

NSW Land and Housing Corporation

Project No. BGYVZ

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

2-10 & 20

Street or property name

Birch Street & Debrincat Avenue

Suburb, town or locality

North St Marys NSW

Postcode

2760

Local Government Area(s)

Penrith

Real property description (Lot and DP)

Lots 346-350 in Deposited Plan 31990 and Lot 305 in Deposited Plan 30223

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwellings and structures, removal of trees, boundary adjustment with 20 Debrincat Avenue, and the construction of 22 independent living seniors housing units comprising 10 x 1 bedroom and 12 x 2 bedroom units, with associated landscaping and fencing, surface parking for 10 cars, creation of a stormwater easement across 20 Debrincat Avenue and consolidation into a single lot.

NSW Land & Housing Corporation has proposed to modify the above activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which has previously been determined under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Decision Statement relates to the Review of Additional Environmental Factors for the above modified activity prepared under Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021*.

Based on the Review of Environmental Factors document and supporting documentation, a decision to proceed with the modified activity has been made. This decision included consideration of the following:

Significant Impact on the Environment

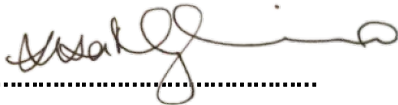
- The modified activity is not likely to have a significant impact on the environment and therefore an EIS is not required.
- The activity was not proposed to be carried out in a declared area of outstanding biodiversity value and is therefore not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required. The proposed modified activity does not alter this situation.

Reasons for the Decision

- Following an assessment of the modified activity and associated environmental impacts within the Review of Additional Environmental Factors document it was decided that the modified development will have economic and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.
- The modified development will assist in the provision of much-needed social and affordable housing and assist in addressing the existing and growing demand for housing in the local government area.

Mitigation Measures

- Mitigation measures were required to minimise or manage environmental impacts and are detailed throughout the original REF. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Changes to the Identified Requirements because of this Review of Additional Environmental Factors will include the following:
 - Amend Identified Requirement No.1 to reference all the updated version of plans and specialist reports which reflect the proposed modifications; and
 - Add one Identified Requirement No. 84 relating to the air conditioning units.

Signed.....

Date 21 March 2025

Lisa Marigliano
Executive Director, Portfolio Development
Housing Portfolio
Homes NSW

DA ISSUE ONLY

SENIORS LIVING DEVELOPMENT

Lots 346-350 in DP 31990 & Lot 305 in DP 30223

2-10 Birch Street & 20 Debrincat Ave, North St Marys NSW 2760

DRAWING SCHEDULE:

ARCHITECTURAL

Type	Sheet No.	Rev
COVER PAGE	A 01 of 22	D
BLOCK ANALYSIS PLAN	A 02 of 22	C
SITE ANALYSIS PLAN	A 03 of 22	C
DEMOLITION PLAN	A 04 of 22	C
SUBDIVISION PLAN	A 05 of 22	C
DEVELOPMENT DATA	A 06 of 22	D
SITE PLAN	A 07 of 22	D
GROUND FLOOR PLAN	A 08 of 22	D
FIRST FLOOR PLAN	A 09 of 22	C
ROOF PLAN	A 10 of 22	C
ELEVATIONS	A 11 of 22	D
ELEVATIONS & INTERNAL ELEVATIONS	A 12 of 22	D
INTERNAL ELEVATIONS	A 13 of 22	D
SECTIONS	A 14 of 22	D
SECTIONS	A 15 of 22	D
SHADOW DIAGRAMS - 21st JUNE 9AM	A 16 of 22	C
SHADOW DIAGRAMS - 21st JUNE 12PM	A 17 of 22	C
SHADOW DIAGRAMS - 21st JUNE 3PM	A 18 of 22	C
SOLAR ACCESS - VIEW FROM SUN	A 19 of 22	C
SOLAR ACCESS - VIEW FROM SUN	A 20 of 22	C
SOLAR ACCESS - VIEW FROM SUN	A 21 of 22	C
PERSPECTIVES	A 22 of 22	D

SURVEY

Type	Sheet No.	Rev
DETAIL & LEVEL SURVEY	S 1 of 10	A
DETAIL & LEVEL SURVEY	S 2 of 10	-
DETAIL & LEVEL SURVEY	S 3 of 10	-
DETAIL & LEVEL SURVEY	S 4 of 10	-
DETAIL & LEVEL SURVEY	S 5 of 10	-
DETAIL & LEVEL SURVEY	S 6 of 10	-
DETAIL & LEVEL SURVEY	S 7 of 10	-
DETAIL & LEVEL SURVEY	S 8 of 10	-
DETAIL & LEVEL SURVEY	S 9 of 10	-
DETAIL & LEVEL SURVEY	S 10 of 10	-

HYDRAULIC

Type	Sheet No.	Rev
LEGENDS & NOTES	H 1 of 4	B
SITE / GROUND FLOOR PLAN	H 2 of 4	B
FIRST FLOOR PLAN	H 3 of 4	B
ROOF PLAN	H 4 of 4	B

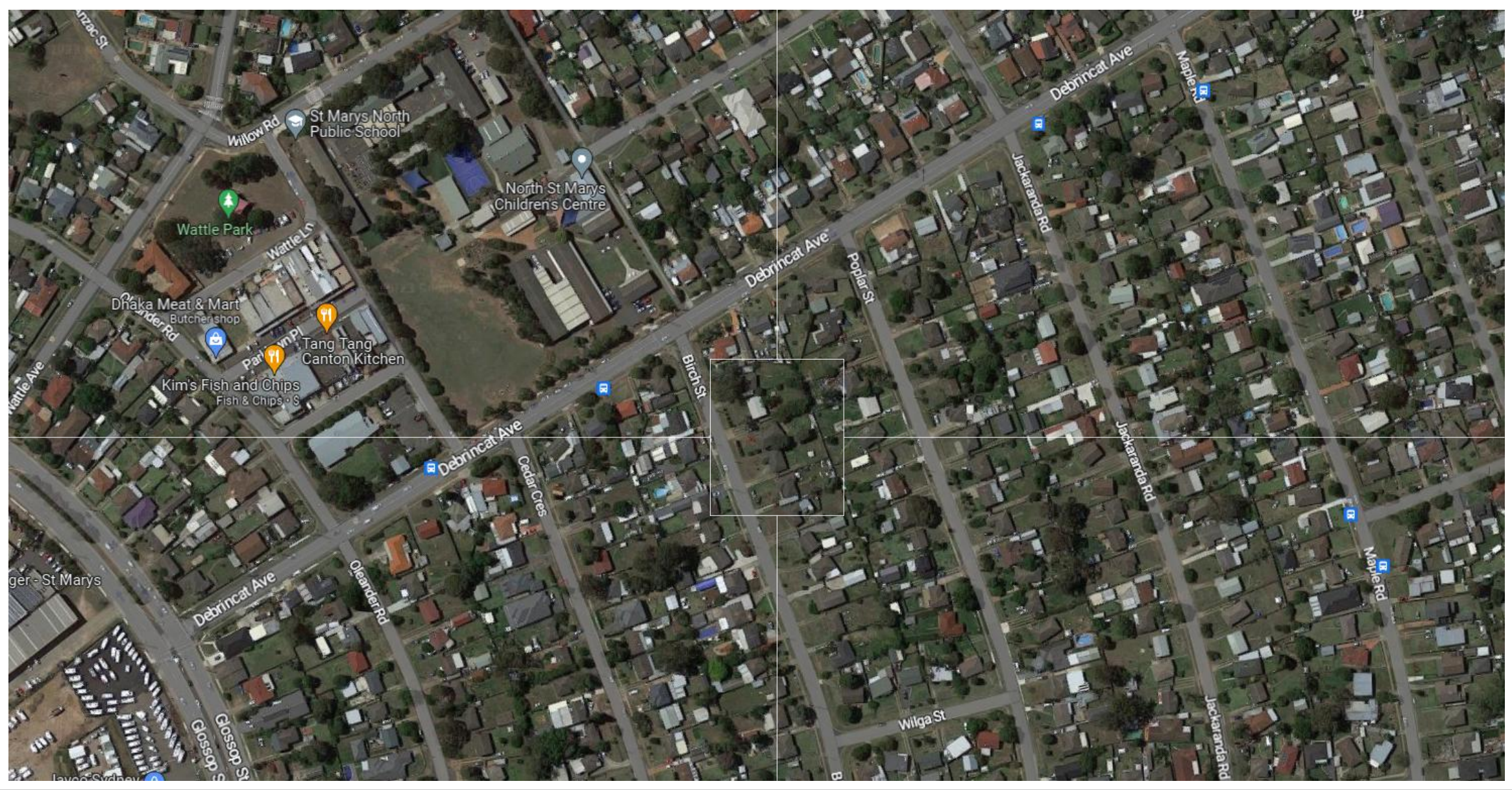
CIVIL

Type	Sheet No.	Rev
CUT AND FILL		
CUT AND FILL PLAN	C 1 of 1	B
STORMWATER CONCEPT PLAN		
SPECIFICATION SHEET	C 1 of 7	F
SITE DRAINAGE PLAN	C 2 of 7	F
DRAINAGE PLAN - SHEET 1	C 3 of 7	F
DRAINAGE PLAN - SHEET 2	C 4 of 7	F
OSD SECTION AND STORMWATER DETAILS	C 5 of 7	F
STORMWATER DETAILS	C 6 of 7	F
SEDIMENT CONTROL PLAN	C 7 of 7	F
FOOTPATH UPGRADE PLAN		
FOOTPATH LAYOUT PLAN	C 1 of 4	A
FOOTPATH STANDARD DETAILS	C 2 of 4	A
FOOTPATH LONGSECTION - 1	C 3 of 4	A
FOOTPATH LONGSECTION - 2	C 4 of 4	A

LANDSCAPE

Type	Sheet No.	Rev
LANDSCAPE PLAN	L 1 of 1	E

LOCATION PLAN:



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



ARCHITECT
DTA Architects
PH (02) 9601 1011

PROJECT MANAGER
HOMES NSW
PH 1800 738 718

DATE:
4/12/2024

DESIGN:
DA

PROJECT No:
BGYVZ

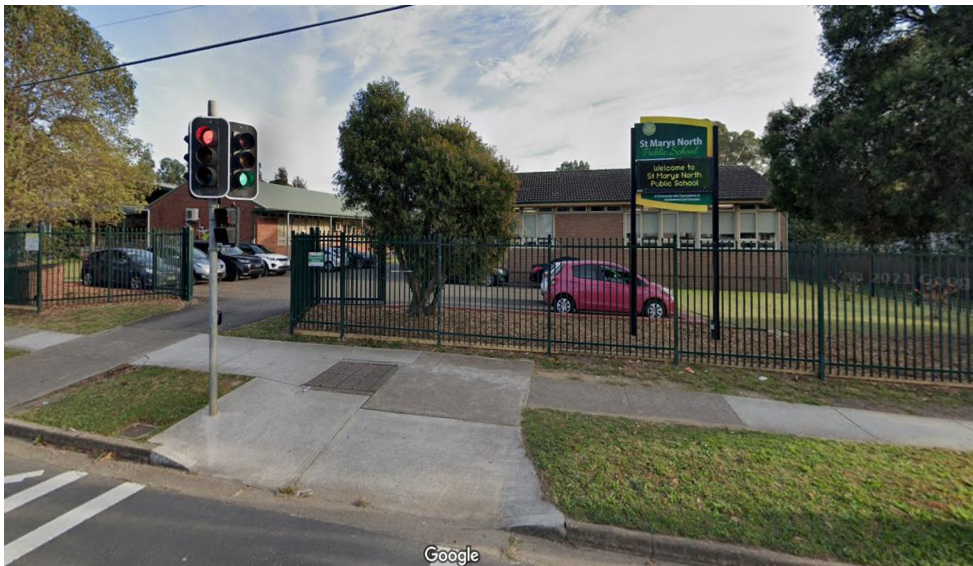
NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068


0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



ST MARY'S NORTH PUBLIC SCHOOL
& CHILDRENS CENTRE





EXISTING SINGLE
STOREY DUPLEX

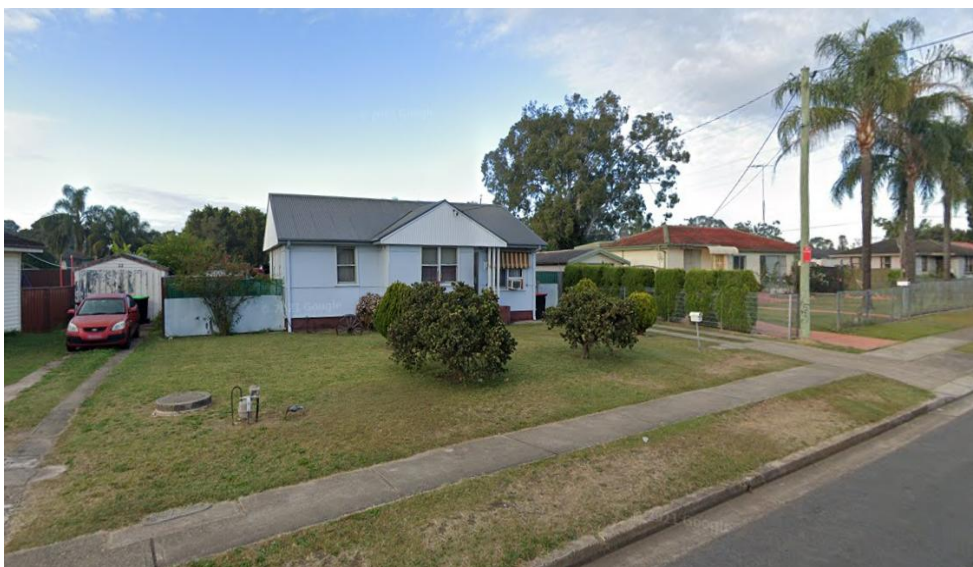


EXISTING 2
STOREY DUPLEX

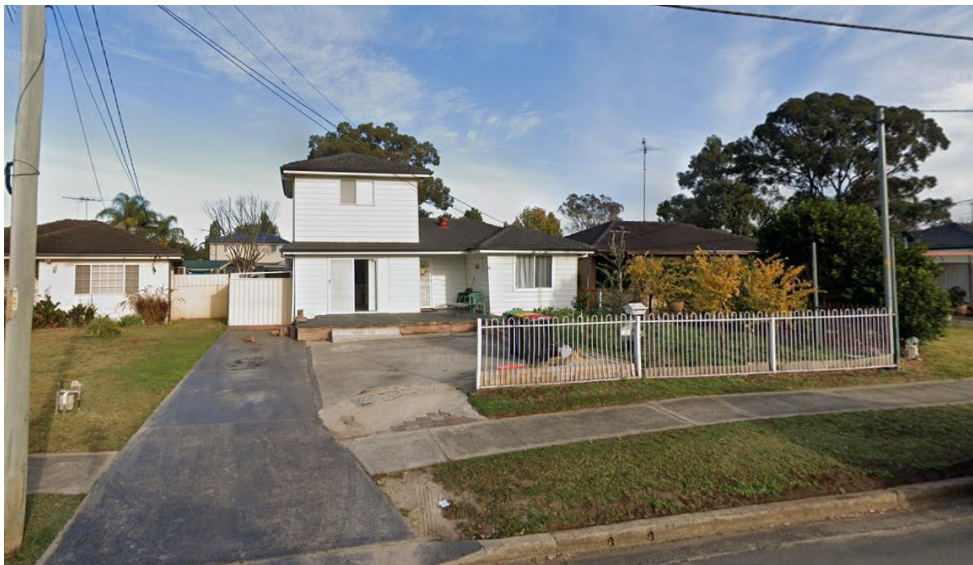
LEGEND: BLOCK PLAN

-  PROPOSED DEVELOPMENT OWNED
BY DEPARTMENT OF HOUSING
-  BOUNDARY LINE TO
LOTS OWNED BY OTHERS

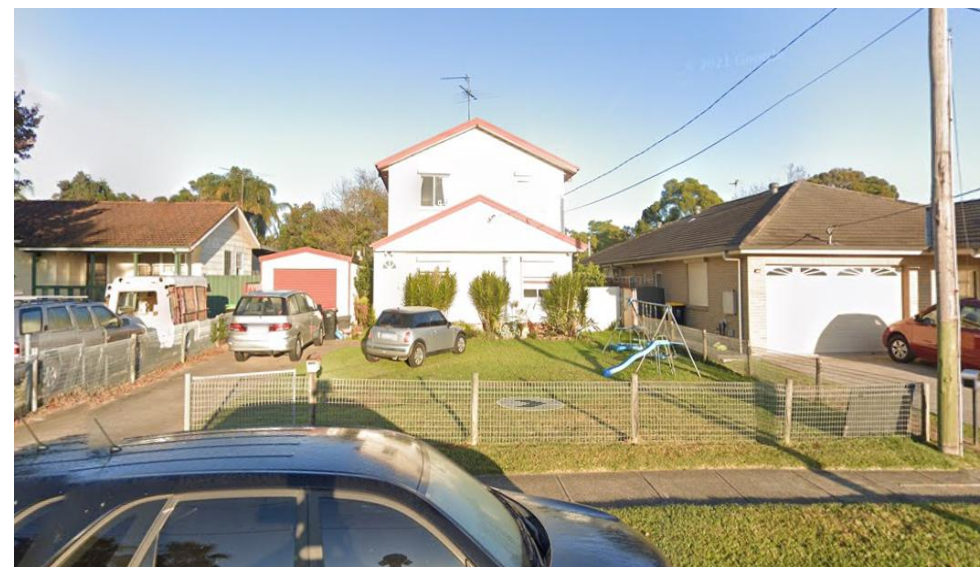
NOTE:
MOSTLY TYPICAL RECTANGULAR LOTS WITH
VARIED LOT SIZES IN THE VICINITY OF THE NEW
DEVELOPMENT. LOTS BECOME IRREGULAR
TOWARDS BLOCK ENDS.



20 DEBRINCAT AVE.
SINGLE STOREY RESIDENCE



TYPICAL 2 STOREY RESIDENCE



TYPICAL 2 STOREY RESIDENCE



TYPICAL 2 STOREY RESIDENCE

2-10 BIRCH ST. PROPOSED DEVELOPMENT
OWNED BY LAND AND HOUSING CORPORATION



2 BIRCH STREET



4 BIRCH STREET



6 BIRCH STREET



8 BIRCH STREET



10 BIRCH STREET



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718

www.dpie.nsw.gov.au



NOMINATED
ARCHITECTS:

Daniel Donal
NSW ARB No. 9068

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

ARCHITECT
ABEL & BROWN Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1663

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412) 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
BLOCK ANALYSIS PLAN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED:
4/12/2024
3:52 PM

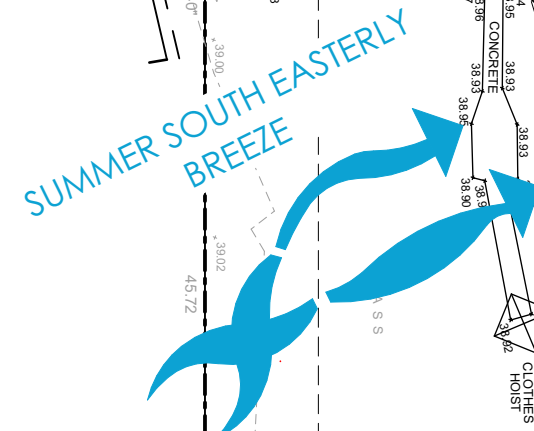
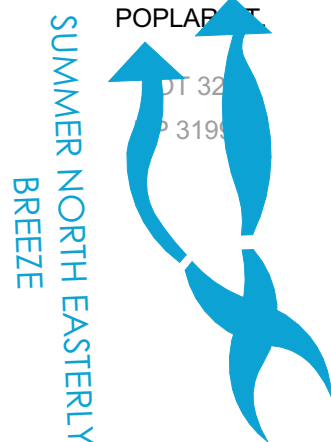
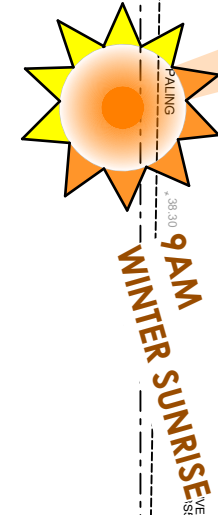
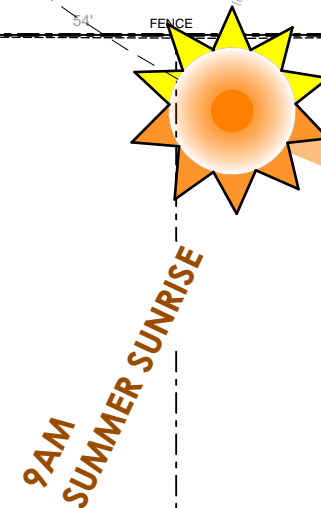
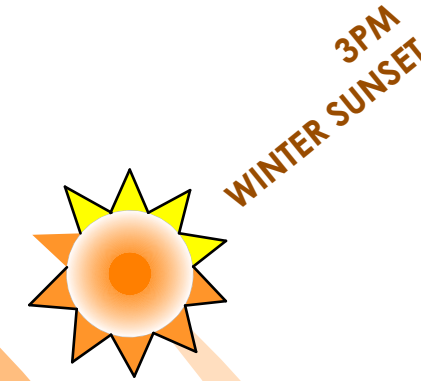
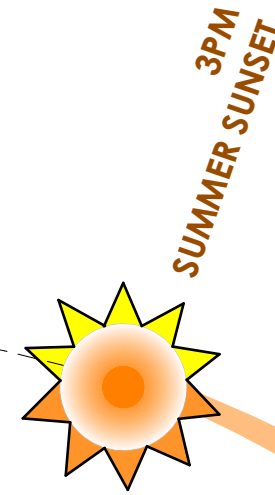
DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	2 of 22	C	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



SITE ANALYSIS LEGEND

- BOUNDARY
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE REMOVED
- NEIGHBOURING PRIVATE OPEN SPACE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- OVERLOOKING
- EXISTING CONTOURS
- ACCESS TO SITE
- VIEWS
- NOISE SOURCE
- NUMBER OF STOREYS
- OVERHEAD POWERLINE
- UNDERGROUND SEWER



1

SITE ANALYSIS PLAN
1:200



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



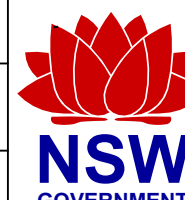
NOMINATED ARCHITECTS:
Daniel Donal
NSW ARB No.9068

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SITE ANALYSIS PLAN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln
PLOTTED: 4/12/2024
3:52 PM

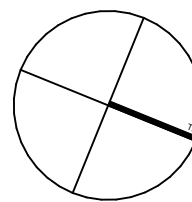
DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	3 of 22	C	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



LEGEND - DEMOLITION

- EXTENT OF SITE BOUNDARY
- EXISTING STRUCTURES TO BE DEMOLISHED. REPAIR & REINSTATE ADJOINING SURFACES.
- EXISTING SITE WORKS TO BE REMOVED / DEMOLISHED
- EXISTING TREES TO REMAIN. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING TREES TO BE REMOVED. REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

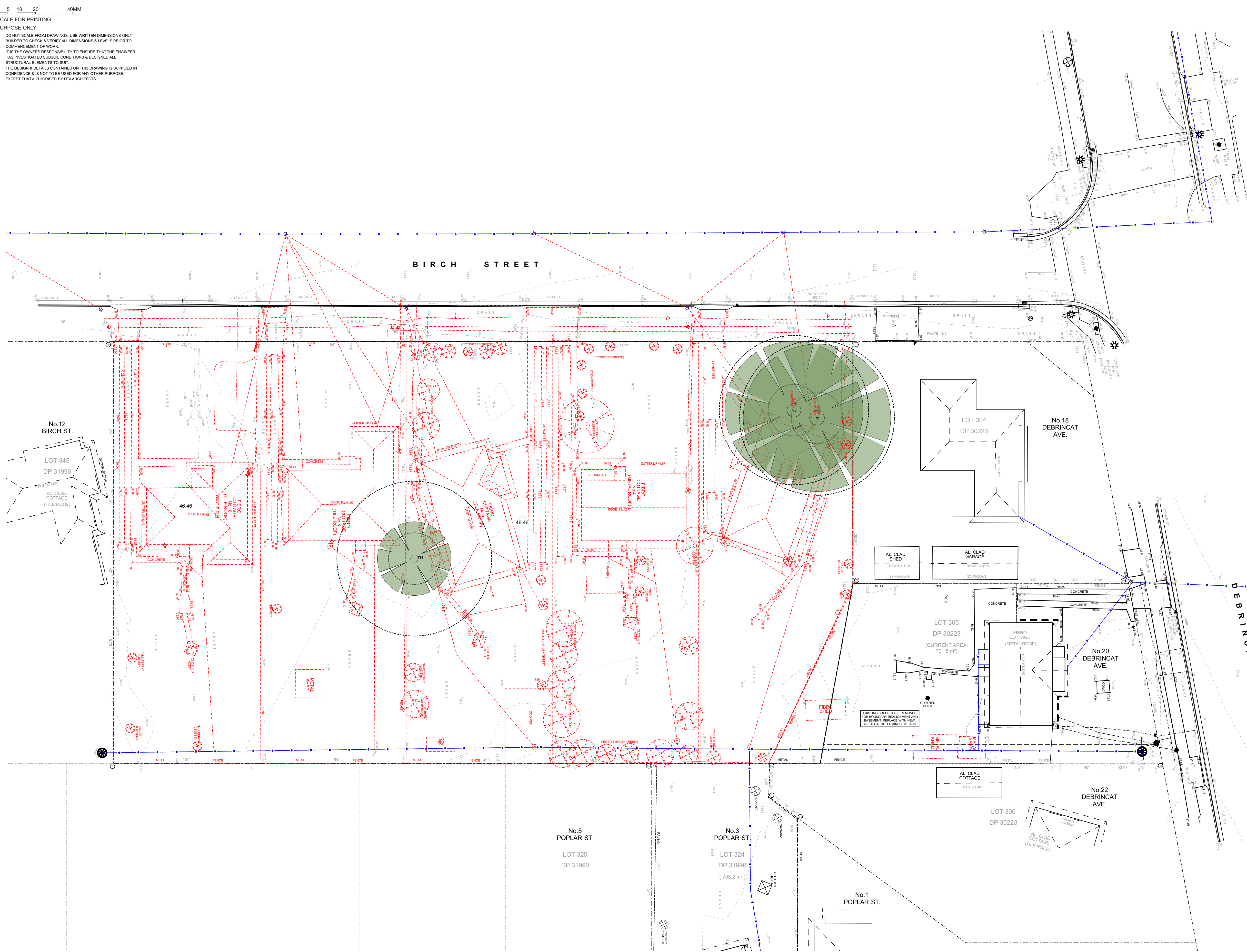
NB: CARE MUST BE TAKEN WHILE CARRYING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.



DEMOLITION PLAN
1:200

1
-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au

Homes NSW

APPROVED PLANS
PART 5 (BY 5.1) MODIFIED ACTIVITY DETERMINATION
Date: 21 March 2025
Project No.: BDYVZ2



NOMINATED ARCHITECTS:

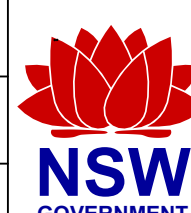
Daniel Donal
NSW ARB No. 9068
Member
Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1863
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 72 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Mays NSW 2760

TITLE:
DEMOLITION PLAN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:52 PM

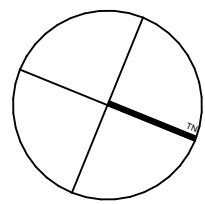
STATUS:	DA ISSUE	PROJ:	JOB:
DATE:	4/12/2024	SCALE:	As shown @ A1
STAGE:	C	DRAWN:	SD
CHECKED:	DD	CERTIFIER:	DD
TYPE:	A	SHEET:	4 of 22
REV:			C

0 5 10 20 40MM

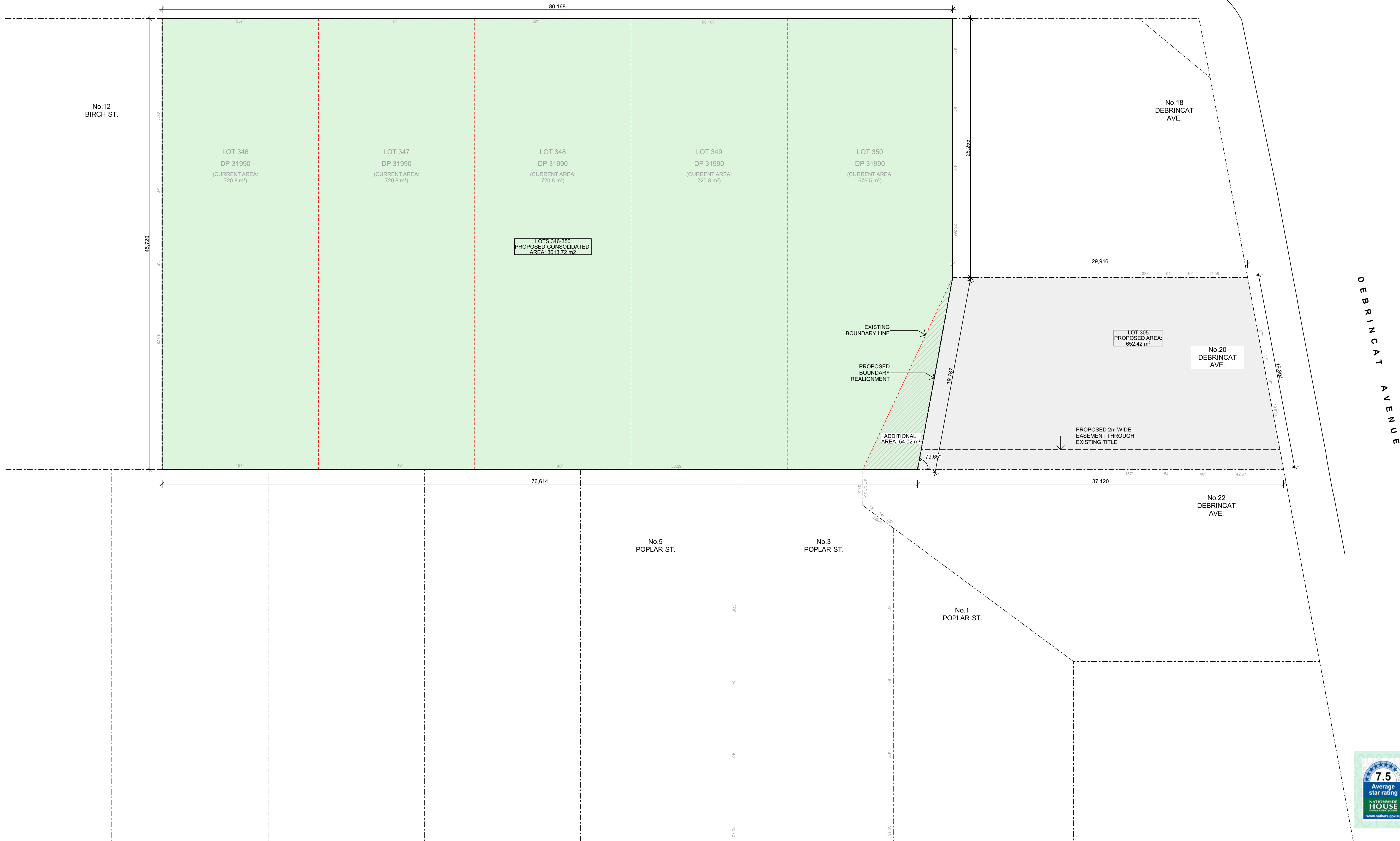
SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



B I R C H S T R E E T



1
-

SUBDIVISION PLAN
1:200



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Australian Institute of Architects

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:

SUBDIVISION PLAN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:52 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	5 of 22	C	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

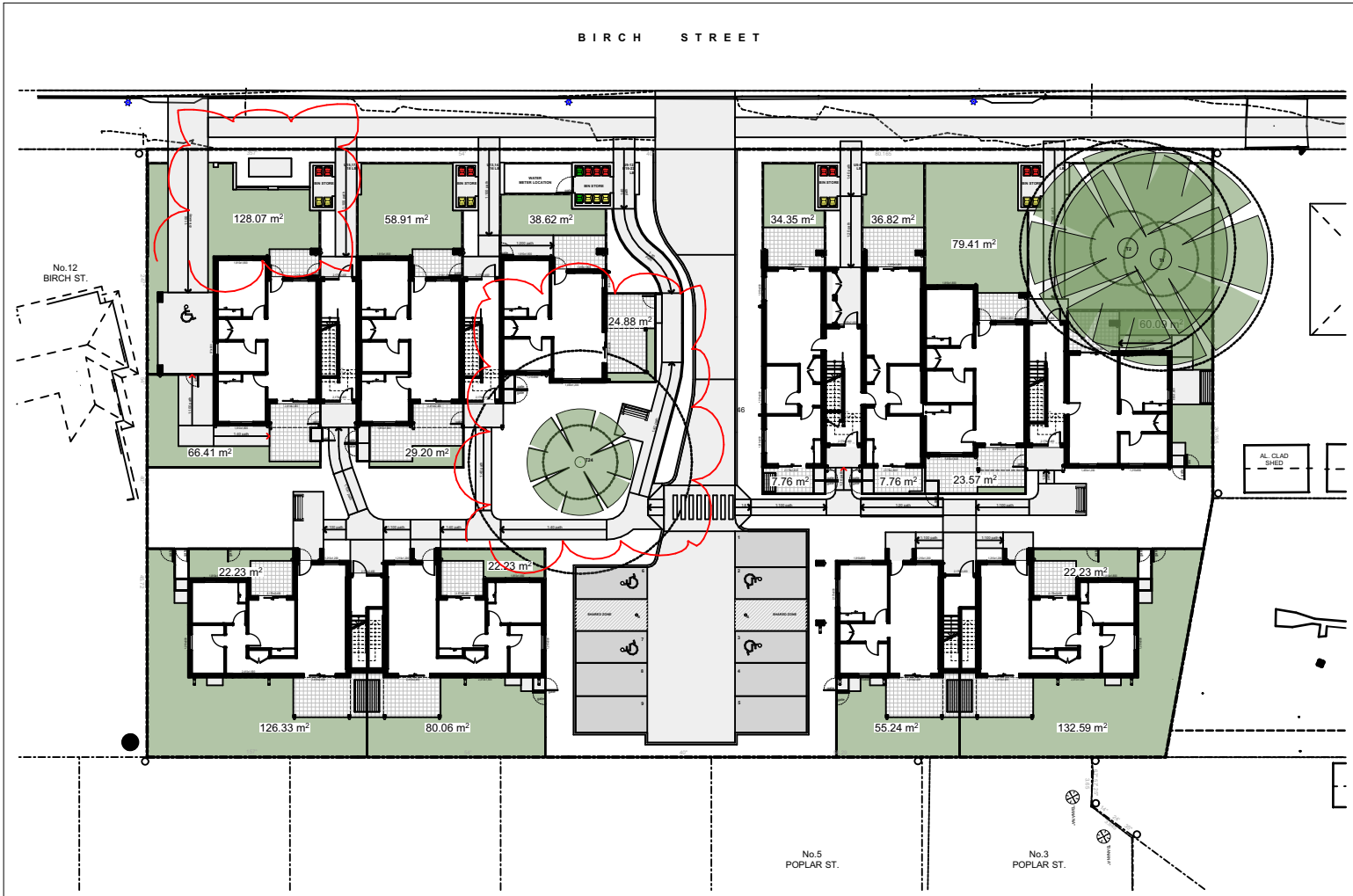
1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



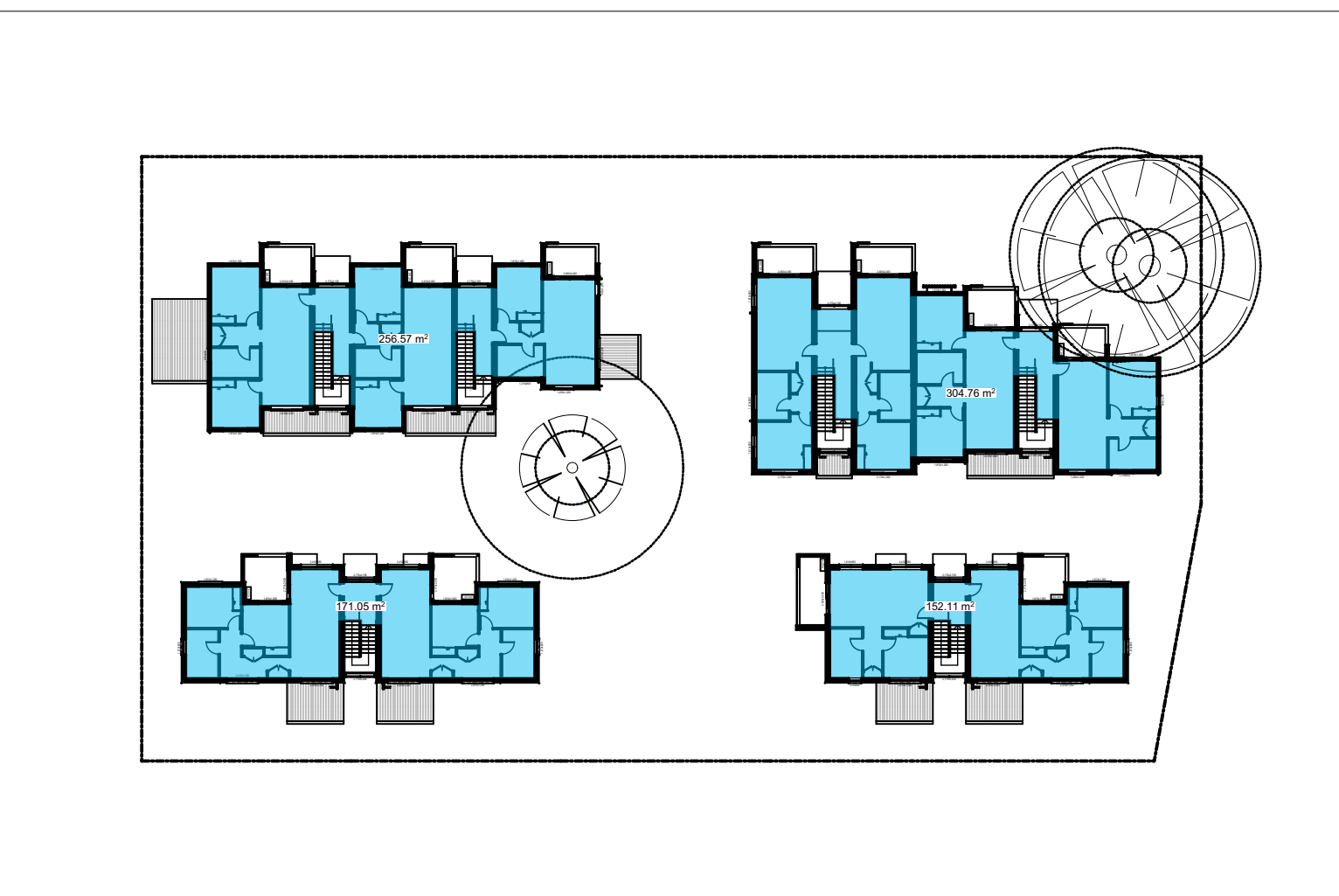
1
-
CALCULATION PLAN - GF FSR (DCP)
1:500



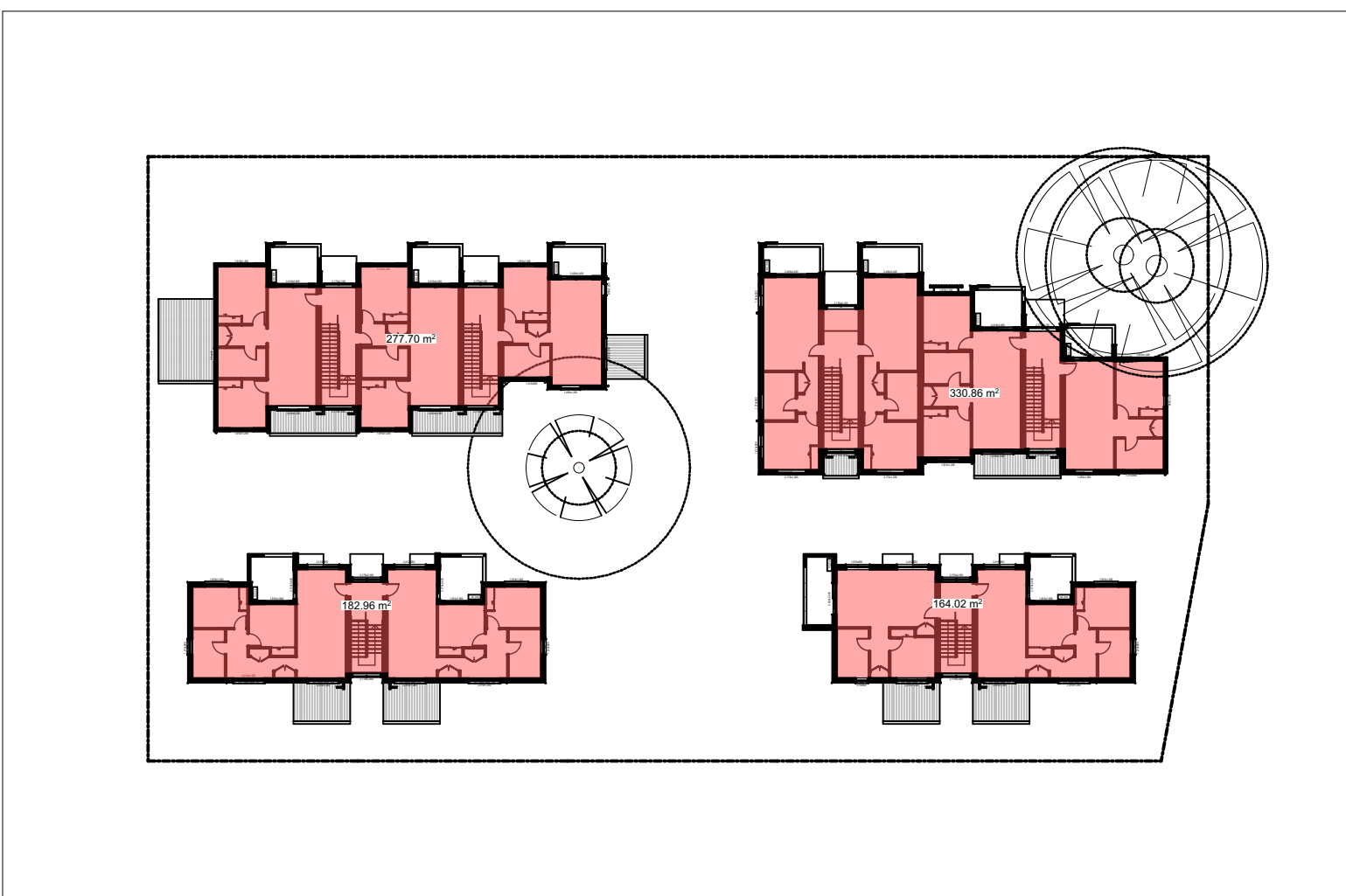
2
-
CALCULATION PLAN - GF FSR (SEPP)
1:500



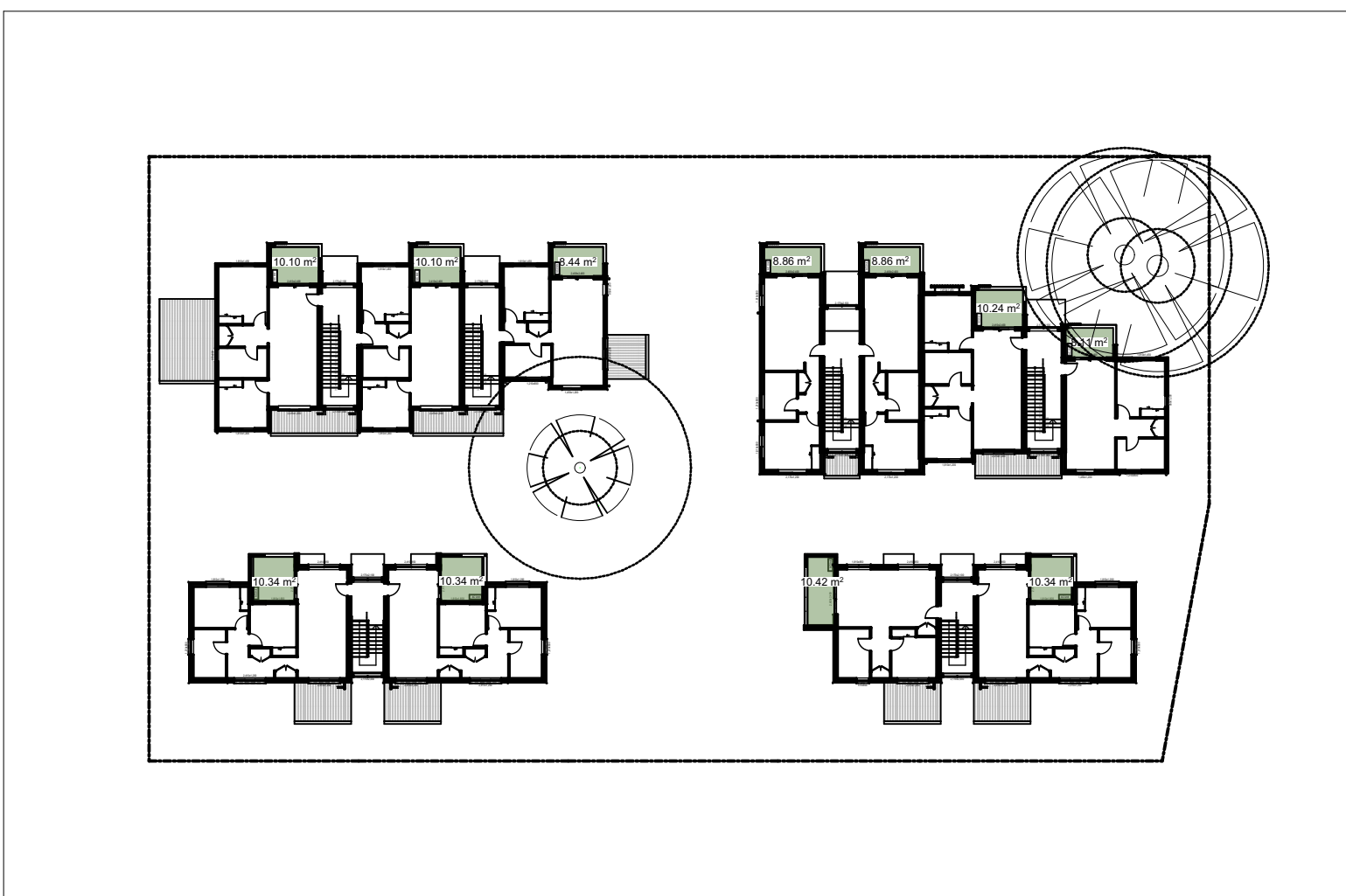
5
-
CALCULATION PLAN - GF POS
1:500



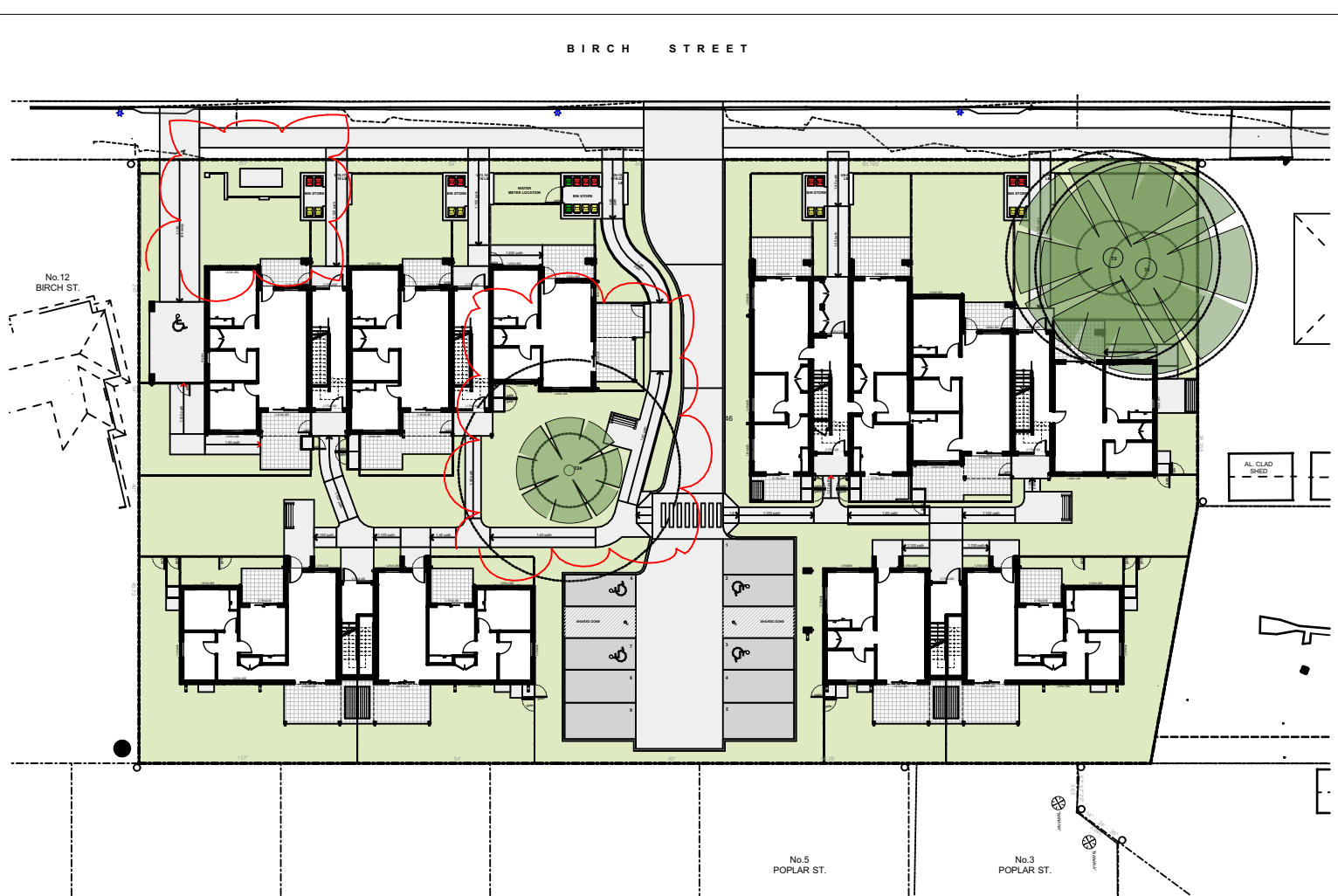
3
-
CALCULATION PLAN - FF FSR (DCP)
1:500



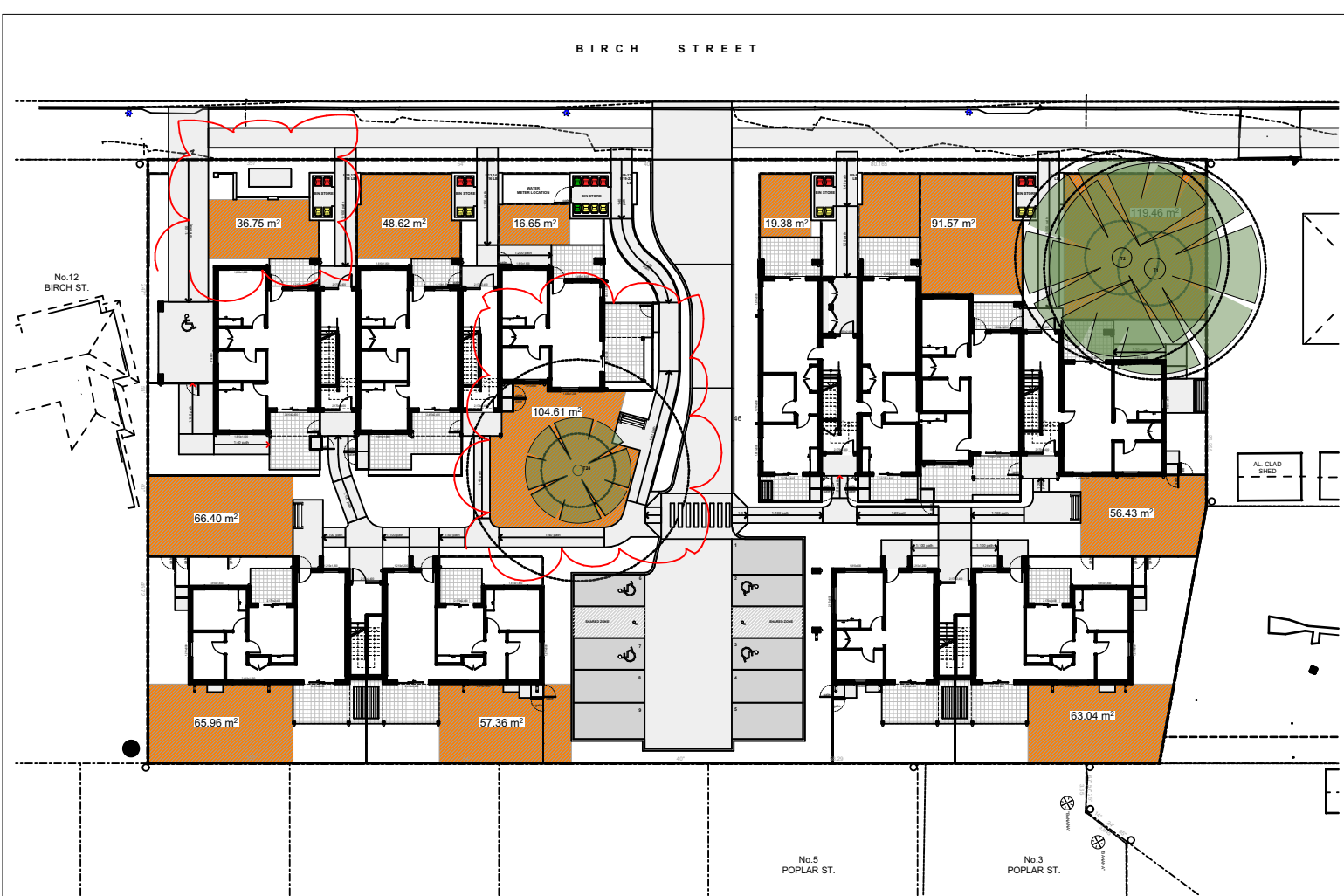
4
-
CALCULATION PLAN - FF FSR (SEPP)
1:500



6
-
CALCULATION PLAN - FF POS
1:500



7
-
CALCULATION PLAN - GF LANDSCAPE
1:500



8
-
CALCULATION PLAN - GF DEEP SOIL
1:500

BASIX REQUIREMENTS

- All Dwellings:
- Shower to have a min rating of 4 stars (>4.5 but <=6.0 L/min)
 - Toilet flushing system to have a min rating of 4 stars
 - Taps for kitchens and bathrooms to have a min rating of 5 stars
 - Hot water units to be heat pump with a min rating of 31-35 STCs
 - Provide electric cooktop and electric oven to all units
 - AC 1 phase airconditioning / EER 3.0-3.5

- Common Areas:
- Rainwater tank to be a min of 7500 Litres and be of a central rain water tank, collecting a min of 1270sqm of roof area. Toilet & Laundry connection to all dwellings. Landscape connection to all ground floor units and common landscape area.
 - Solar panels to be provided with a min electrical output of 23 peak kW



DEVELOPMENT DATA				
Site Area	3613.72m ²			
Number of existing lots	5			
Number of dwellings	22 units - 12 x 2bed + 10 x 1bed (55:45 ratio)			
Dwellings	Number	Type	No. of Bedrooms	Area (m2)
	1	Ground	1 (SEPP Sch. 4)	60.97
	2	Ground	2 (SEPP Sch. 4)	77.85
	3	First	1	61.71
	4	First	2	78.35
	5	Ground	1 (SEPP Sch. 4)	60.02
	6	Ground	1 (SEPP Sch. 4)	60.57
	7	First	1	60.71
	8	First	1	61.26
	9	Ground	2 (SEPP Sch. 4)	79.41
	10	Ground	1 (SEPP Sch. 4)	60.97
	11	First	2	80.64
	12	First	1	62.55
	13	Ground	1 (SEPP Sch. 4)	60.25
	14	Ground	2 (SEPP Sch. 4)	78.61
	15	Ground	2 (SEPP Sch. 4)	78.62
	16	First	1	61.45
	17	First	2	78.78
	18	First	2	79.37
	19	Ground	2 (SEPP Sch. 4)	79.41
	20	Ground	2 (SEPP Sch. 4)	79.41
	21	First	2	80.64
	22	First	2	80.64
Control		Requirement		Provided
Proposed FSR	HOUSING SEPP (excl. external walls)		0.5:1	1902.35m ²
	Penrith LEP (excl. external walls & vertical circulation)		not prescribed	1785.43m ²
Building Height	Penrith LEP		max. 8.5m	8.2m
	HOUSING SEPP		max. 9.5m	8.2m
Setbacks	Penrith DCP	Front	a. average of immediate neighbours (7.7m) b. 5.5m (whichever is greater)	8.06m (6.55m to balcony)
		Side	2m (max. 50% of any boundary)	3.1m
		Rear	Single Storey - 4m Second Storey - 6m	6m
	LAHC		10 (0.4/1bed, 0.5/2bed)	10
Car parking	HOUSING SEPP		5 (1/5 accessible)	
	HOUSING SEPP		35m ² / unit (770m ²)	1463.1 m2
Landscaping	HOUSING SEPP		15% of site = 542m ²	746.23m2
	HOUSING SEPP		preferably 65% deep soil to rear = 352m ²	413.8m2 to rear
Solar Orientation	HOUSING SEPP		70% of dwellings to receive 2 hours of sunlight between 9am and 3pm mid winter	Living - 86% POS - 86%
				72% (16/22 Dwellings Overall)



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dppe.nsw.gov.au

Homes NSW

APPROVED PLANS
PART 5 (REV 5.1) MODIFIED ACTIVITY DETERMINATION
Date: 21 March 2025
Project No: BGVYZ

Developed by the New South Wales Land and Housing Corporation



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068

Member
NSW Architects

ARCHITECT	DTA ARCHITECTS Pty Ltd PH (02) 9691 1011
PROJECT MANAGER	LAND & HOUSING CORPORATION PH (02) 9354 1880
STRUCTURAL / CIVIL	MSL CONSULTING ENGINEERS Pty Ltd PH (02) 4228 5247
HYDRAULIC	ABEL & BROWN Pty Ltd PH (02) 9708 5705
ELECTRICAL / BASIX CONSULTANT	GREENVIEW CONSULTING Pty Ltd PH (02) 8544 1683
LANDSCAPE CONSULTANT	RAY FUGGLE & ASSOCIATES Pty Ltd PH (04) 224 712

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9708 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 224 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
DEVELOPMENT DATA

DATE:
4/12/2024
SCALE:
As shown @ A1
PROJ:
BGVYZ
STAGE:
SD
DRAWN:
SD
CHECKED:
DD
CERTIFIER:
DD

STATUS:
DA ISSUE

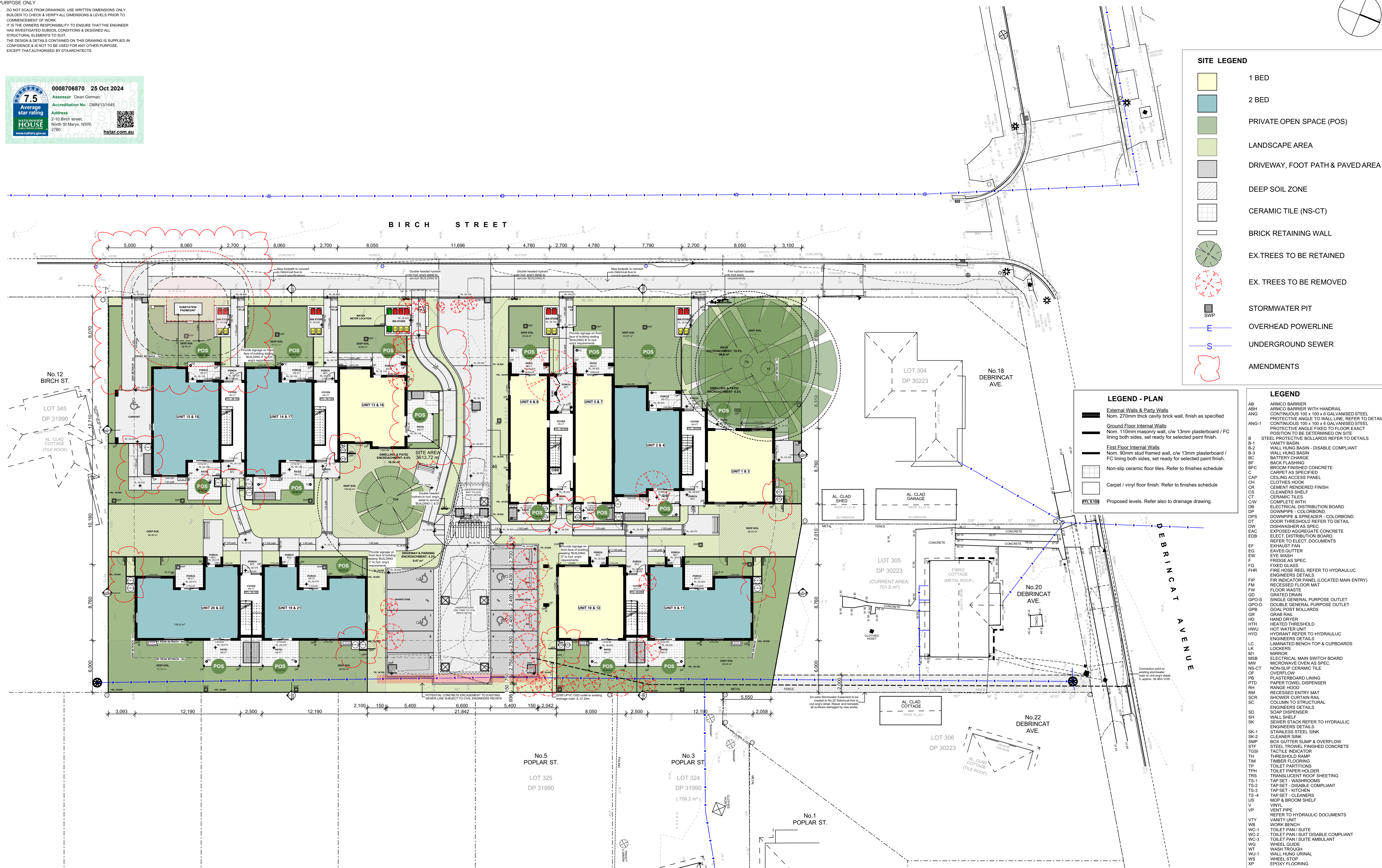
DATE:
4/12/2024
SCALE:
As shown @ A1
PROJ:
BGVYZ
STAGE:
SD
DRAWN:
SD
CHECKED:
DD
CERTIFIER:
DD

DATE:
4/12/2024
SCALE:
As shown @ A1
PROJ:
BGVYZ
STAGE:
SD
DRAWN:
SD
CHECKED:
DD
CERTIFIER:
DD

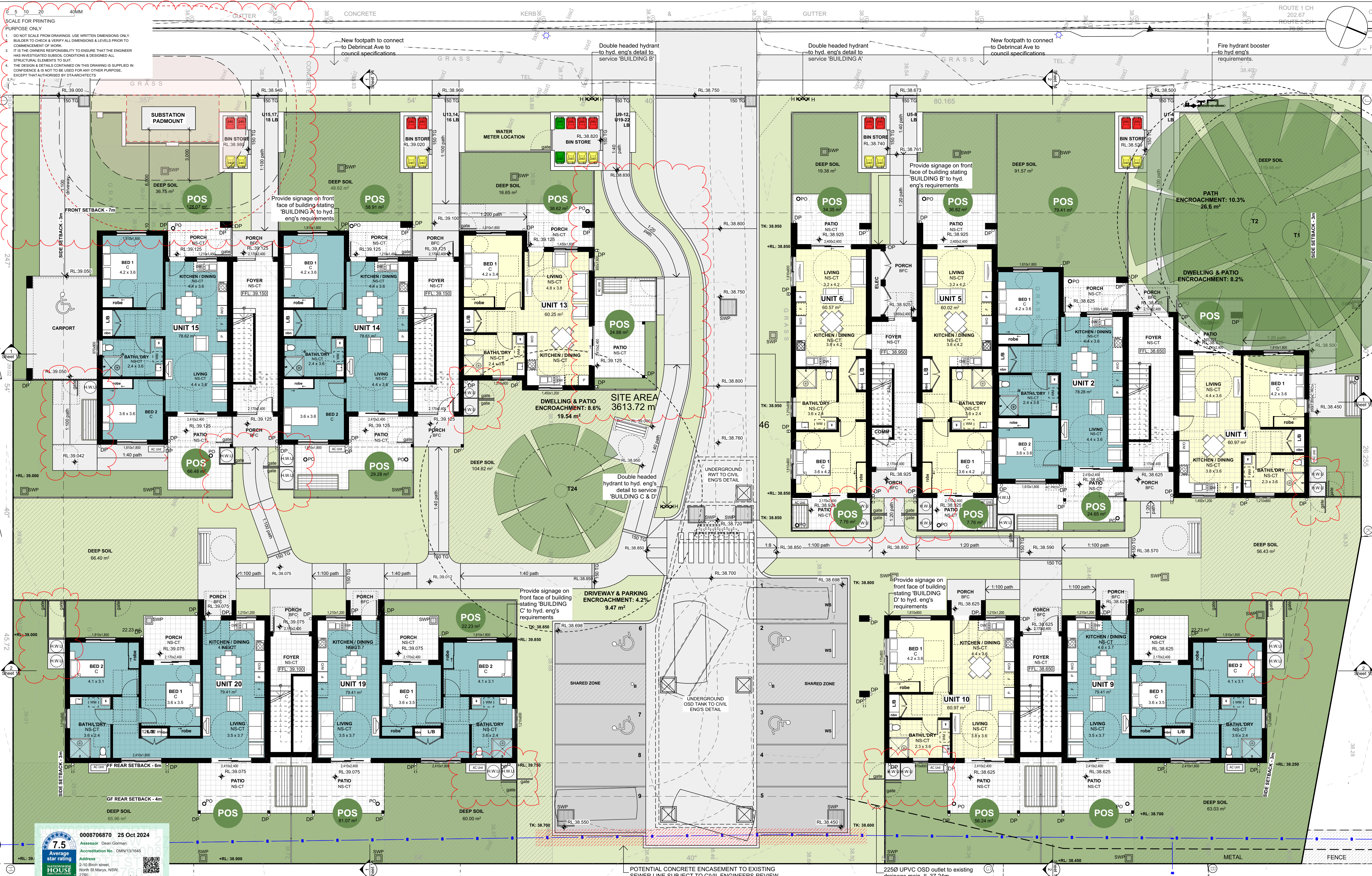
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3.Dwg\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED:
4/12/2024
3:52 PM

REVISIONS:
REV: D



SITE PLAN
1:200



0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



FIRST FLOOR PLAN

1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:
Daniel Donal
NSW ARB No. 9068
Member
Architects' Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (02) 4122 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Mays NSW 2760

TITLE
FIRST FLOOR PLAN

STATUS: DA ISSUE
DATE: 4/12/2024
SCALE: As shown @ A1
STAGE: SD
TYPE: C
SHEET: 9 of 22

PROJECTED:
4/12/2024
3:52 PM

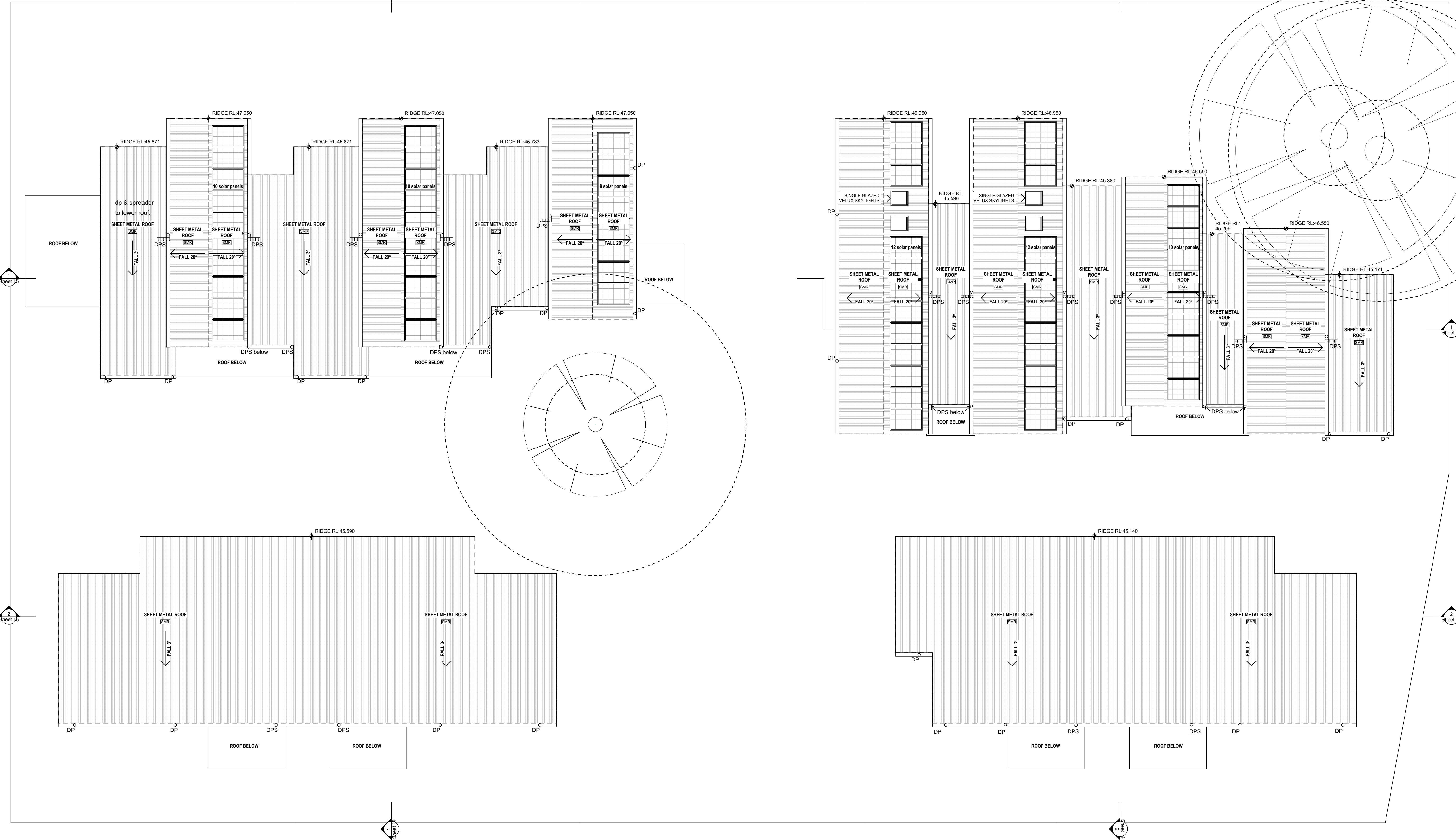
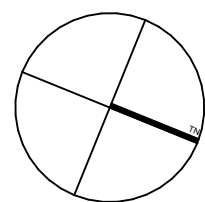
PROJ: BGYVZ
JOB: 2022.011
CHECKED: DD
CERTIFIER: DD
REV: C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



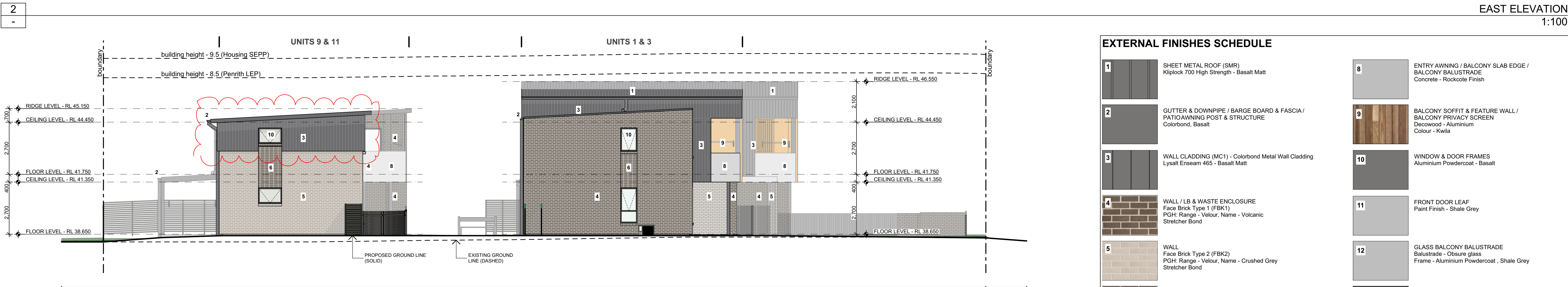
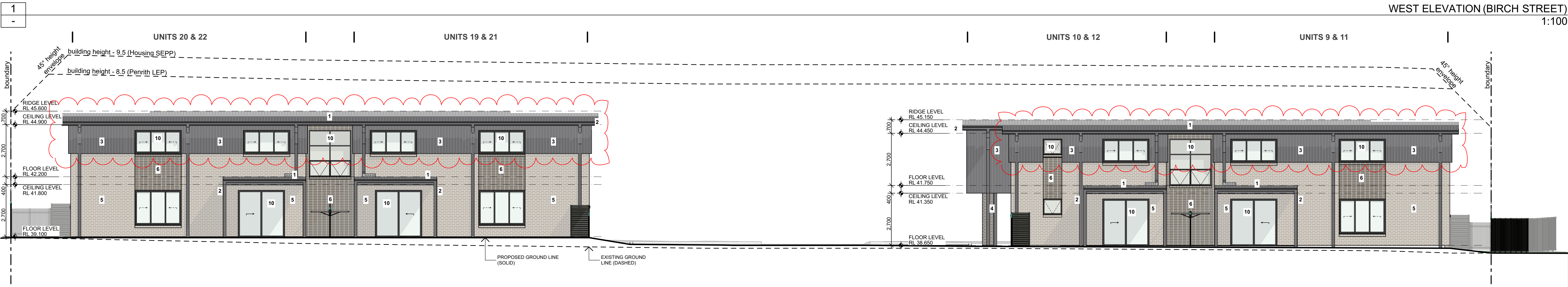
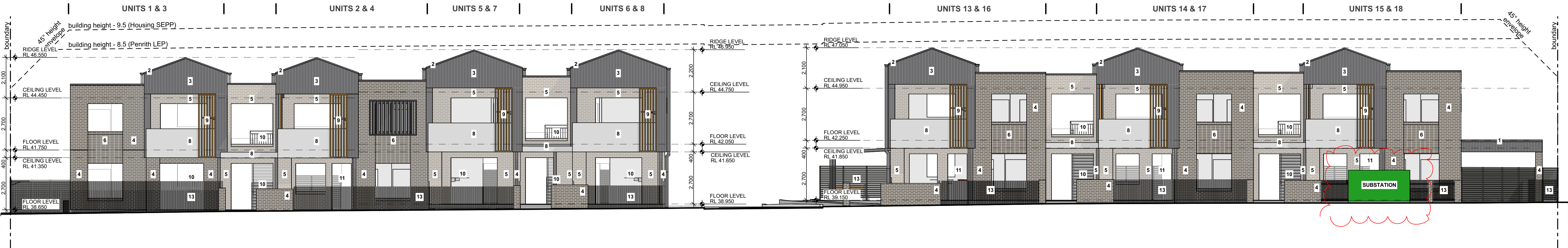
ROOF PLAN
1:100

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTA ARCHITECTS



EXTERNAL FINISHES SCHEDULE

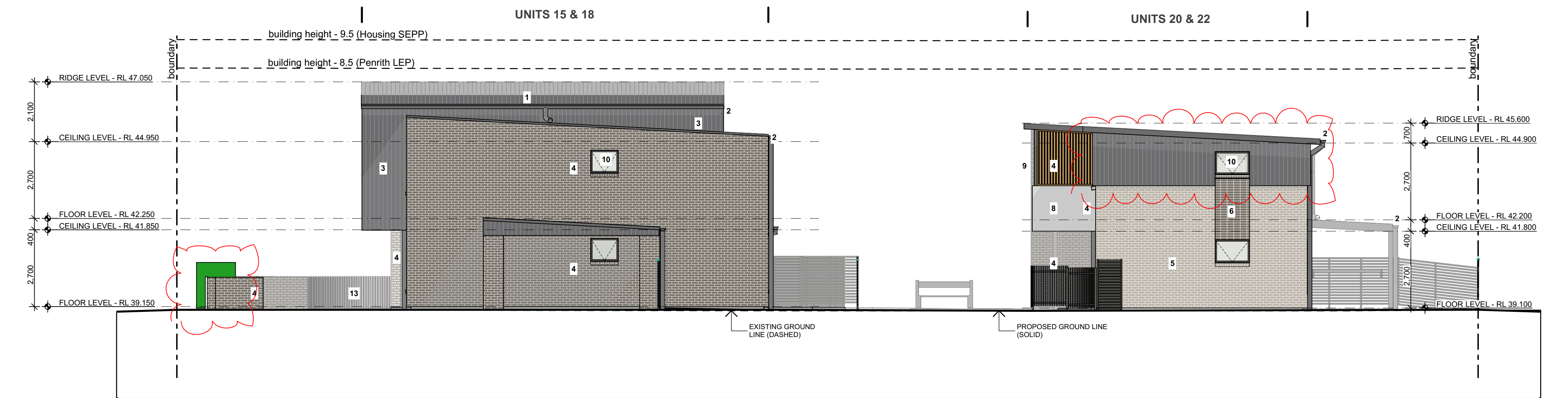
1	SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8	ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
2	GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIO AWNING POST & STRUCTURE Colorbond, Basalt	9	BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
3	WALL CLADDING (MC1) - Colorbond Metal Wall Cladding Lysalt Enseam 465 - Basalt Matt	10	WINDOW & DOOR FRAMES Aluminium Powdercoat - Basalt
4	WALL / LB & WASTE ENCLOSURE Face Brick Type 1 (FBK1) PGH: Range - Velour, Name - Volcanic Stretchers Bond	11	FRONT DOOR LEAF Paint Finish - Shale Grey
5	WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretchers Bond	12	GLASS BALCONY BALUSTRADE Balustrade - Obscure glass Frame - Aluminium Powdercoat, Shale Grey
6	WALL Face Brick Type 3 (FBK3) PGH: Range - Velour, Name - Volcanic Stacked Bond	13	FRONT METAL FENCE Vertical Bars - Steel Powdercoat, Woodland Grey SIDE, REAR & POS FENCE Colorbond, Woodland Grey
7	WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond		

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

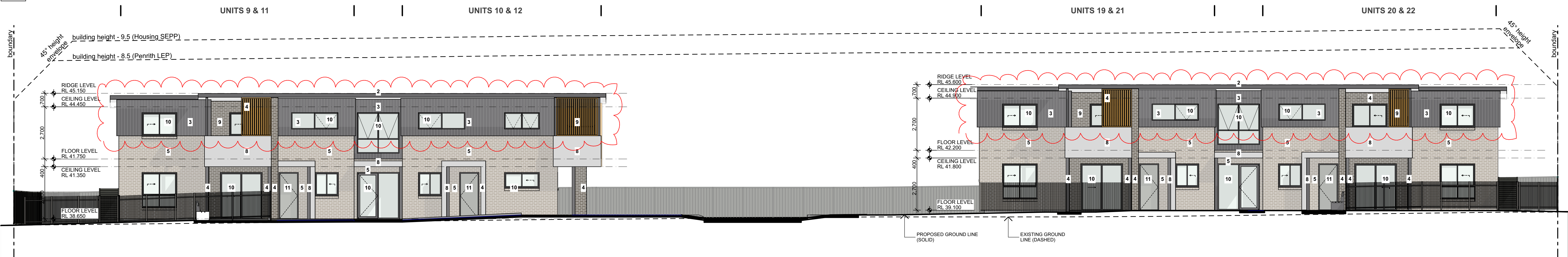
1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



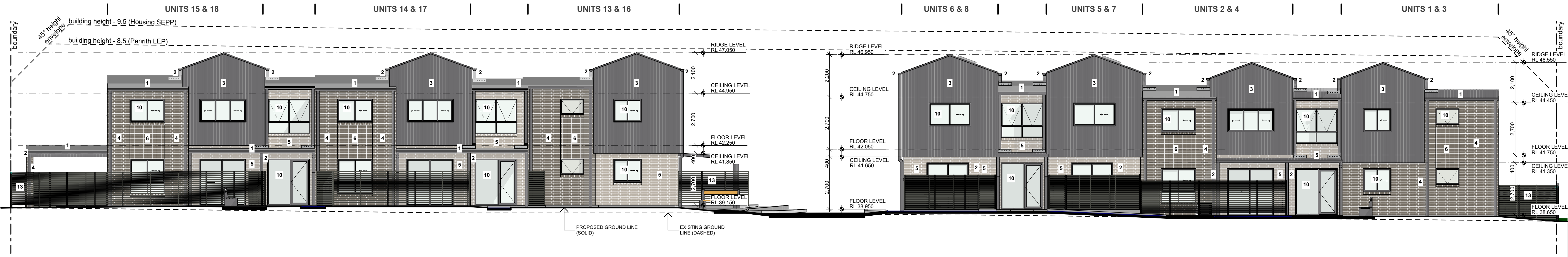
SOUTH ELEVATION
1:100

EXTERNAL FINISHES SCHEDULE

1	SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8	ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
2	GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIOAWNING POST & STRUCTURE Colorbond, Basalt	9	BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
3	WALL CLADDING (MC1) - Colorbond Metal Wall Cladding Lysalt Enseam 465 - Basalt Matt	10	WINDOW & DOOR FRAMES Aluminium Powdercoat - Basalt
4	WALL / LB & WASTE ENCLOSURE Face Brick Type 1 (FBK1) PGH: Range - Velour, Name - Volcanic Stretcher Bond	11	FRONT DOOR LEAF Paint Finish - Shale Grey
5	WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretcher Bond	12	GLASS BALCONY BALUSTRADE Balustrade - Obscure glass Frame - Aluminium Powdercoat, Shale Grey
6	WALL Face Brick Type 3 (FBK3) PGH: Range - Velour, Name - Volcanic Stacked Bond	13	FRONT METAL FENCE Vertical Bars - Steel Powdercoat, Woodland Grey SIDE, REAR & POS FENCE Colorbond, Woodland Grey
7	WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond		



WEST INTERNAL ELEVATION
1:100



EAST INTERNAL ELEVATION
1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:
Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
ELEVATION & INTERNAL ELEVATIONS
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL 2-10 Birch St North St Marys\3 Design\3.2 DA 2022 011 LAHC 2-10 Birch Street North St. DAB4 - MOD.pln
PLOTTED: 4/12/2024 3:53 PM

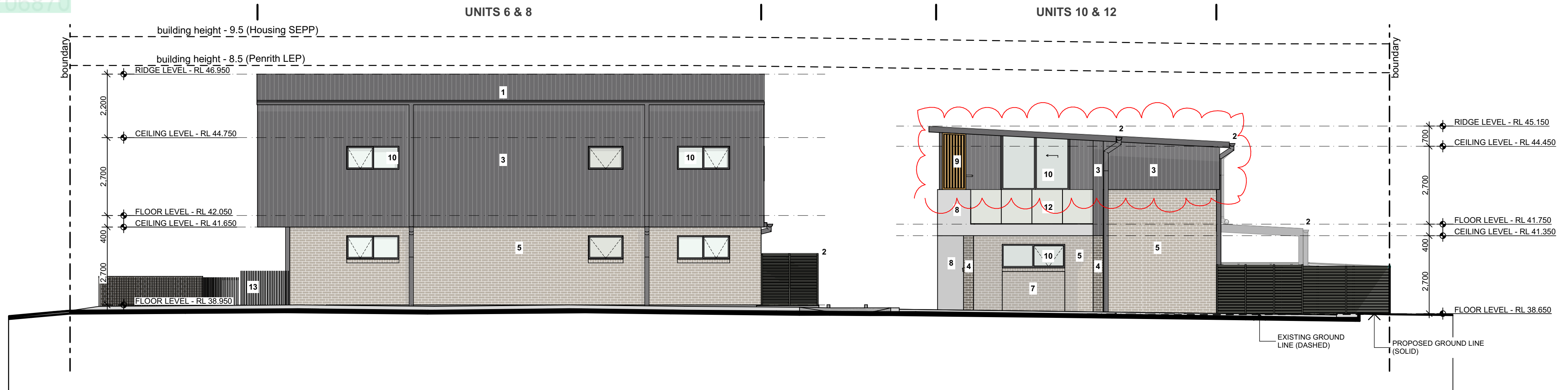
STATUS:	DA ISSUE	PROJ:	BGYVZ	JOB:	2022.011
DATE:	4/12/2024	SCALE:	As shown @ A1	CHECKED:	DD
STAGE:	C	DRAWN:	SD	CERTIFIER:	DD
TYPE:	A	SHEET:	12 of 22	REV:	D

0 5 10 20 40MM

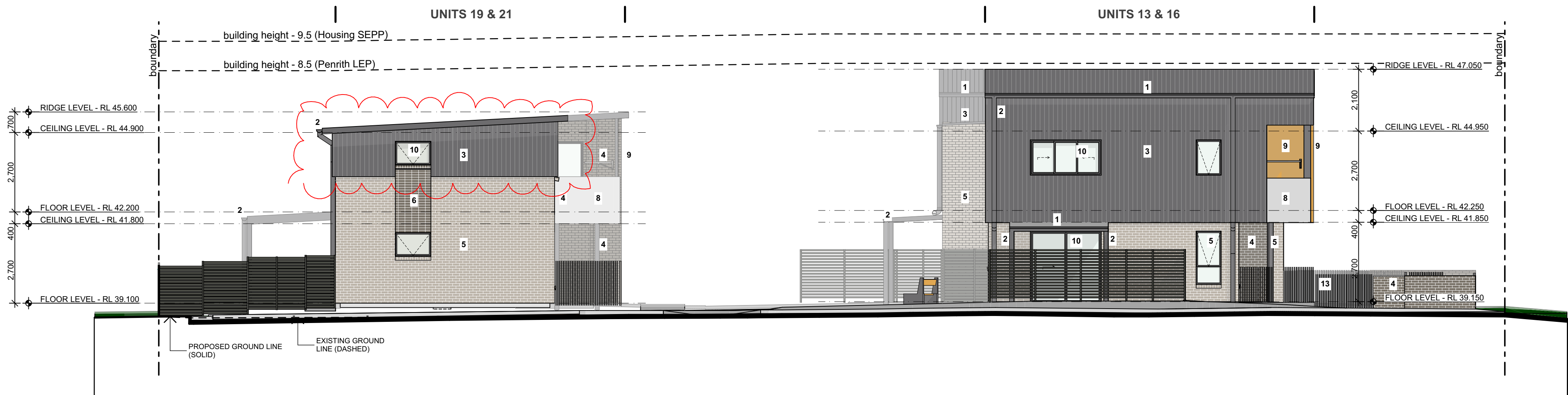
SCALE FOR PRINTING

PURPOSE ONLY

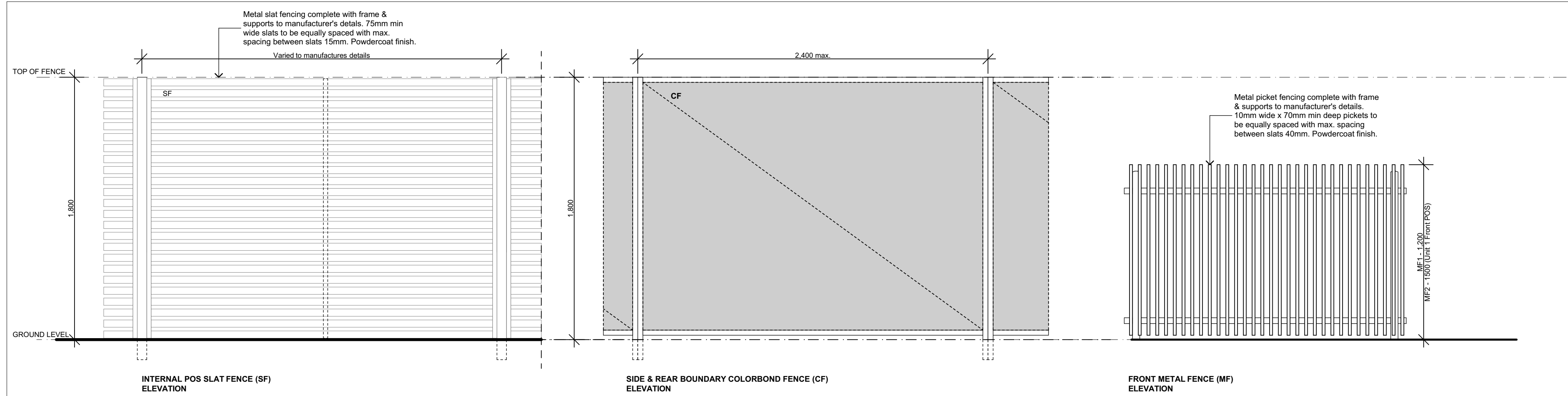
- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



SOUTH INTERNAL ELEVATION
1:100



NORTH INTERNAL ELEVATION
1:100



TYPICAL FENCE DETAILS
1:20

EXTERNAL FINISHES SCHEDULE

1	SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8	ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
2	GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIOAWNING POST & STRUCTURE Colorbond, Basalt	9	BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
3	WALL CLADDING (MC1) - Colorbond Metal Wall Cladding Lysalt Enseam 465 - Basalt Matt	10	WINDOW & DOOR FRAMES Aluminium Powdercoat - Basalt
4	WALL / LB & WASTE ENCLOSURE Face Brick Type 1 (FBK1) PGH: Range - Velour, Name - Volcanic Stretcher Bond	11	FRONT DOOR LEAF Paint Finish - Shale Grey
5	WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretcher Bond	12	GLASS BALCONY BALUSTRADE Balustrade - Obsure glass Frame - Aluminium Powdercoat - Shale Grey
6	WALL Face Brick Type 3 (FBK3) PGH: Range - Velour, Name - Volcanic Stacked Bond	13	FRONT METAL FENCE Vertical Bars - Steel Powdercoat, Woodland Grey SIDE, REAR & POS FENCE Colorbond, Woodland Grey
7	WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond		



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 72 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT

at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
INTERNAL ELEVATIONS

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.dgn
PLOTTED: 4/12/2024
3:53 PM

STATUS: DA ISSUE

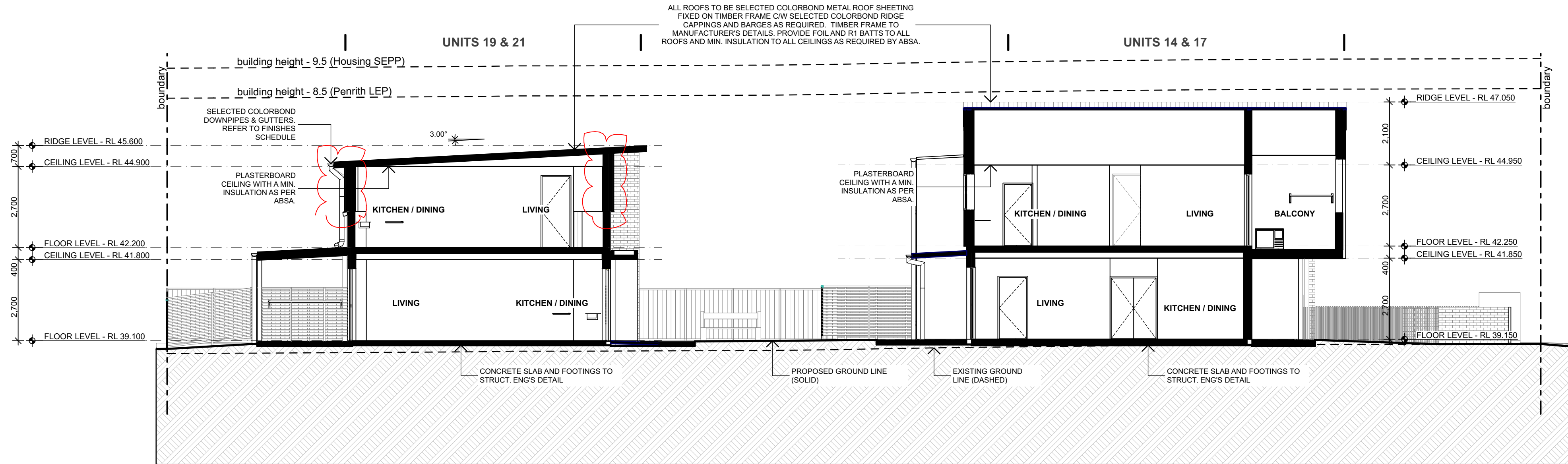
DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	13 of 22	D	

0 5 10 20 40MM

SCALE FOR PRINTING

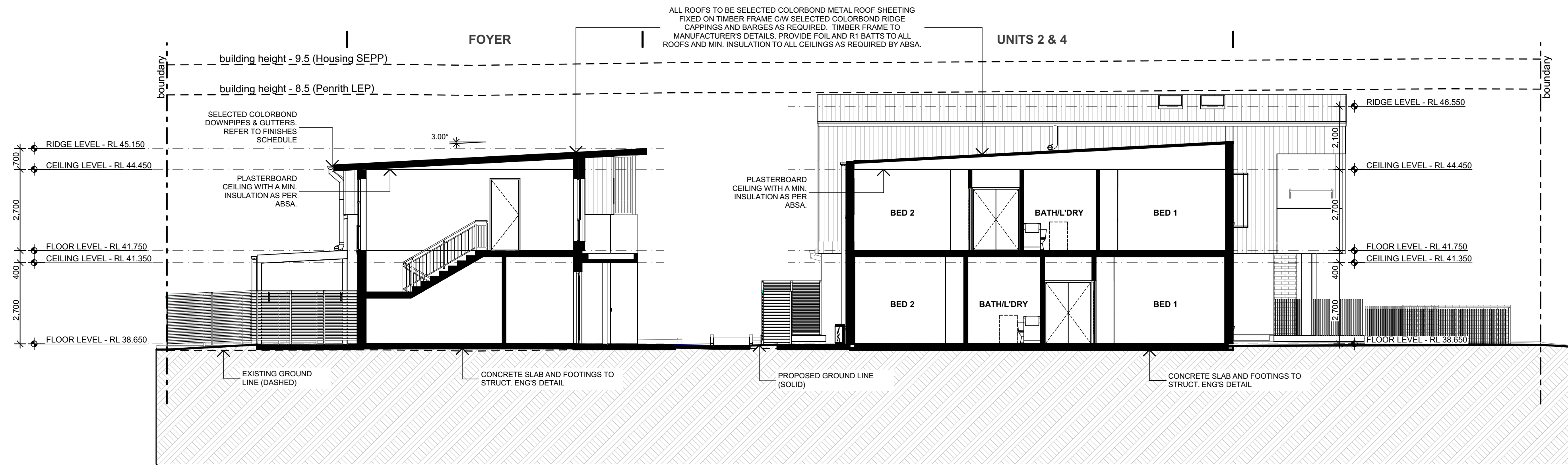
PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



1
-

S-01 SECTION
1:100

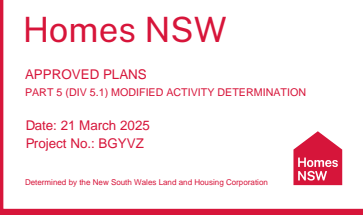


2
-

S-02 SECTION
1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068



REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 12 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT

at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SECTIONS

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:54 PM

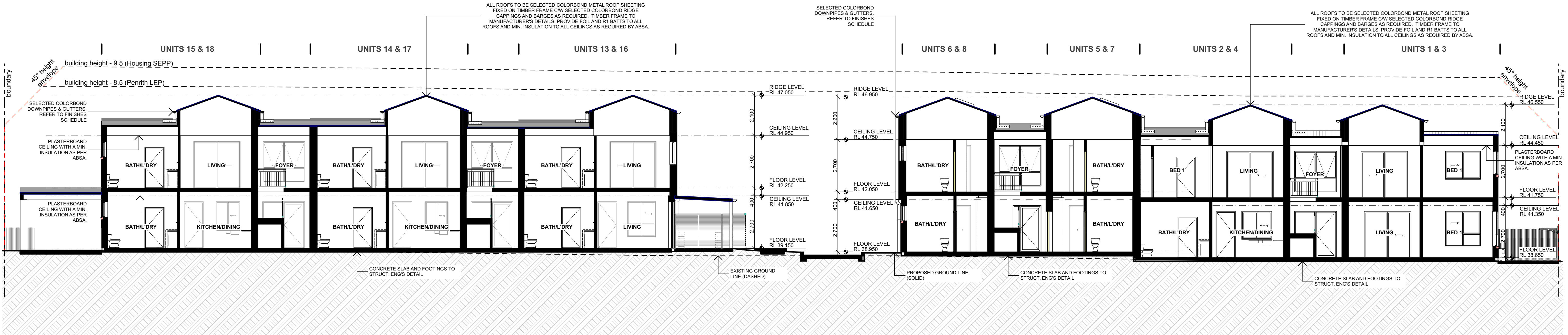
STATUS: DA ISSUE			
DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	14 of 22	D	

0 5 10 20 40MM

SCALE FOR PRINTING

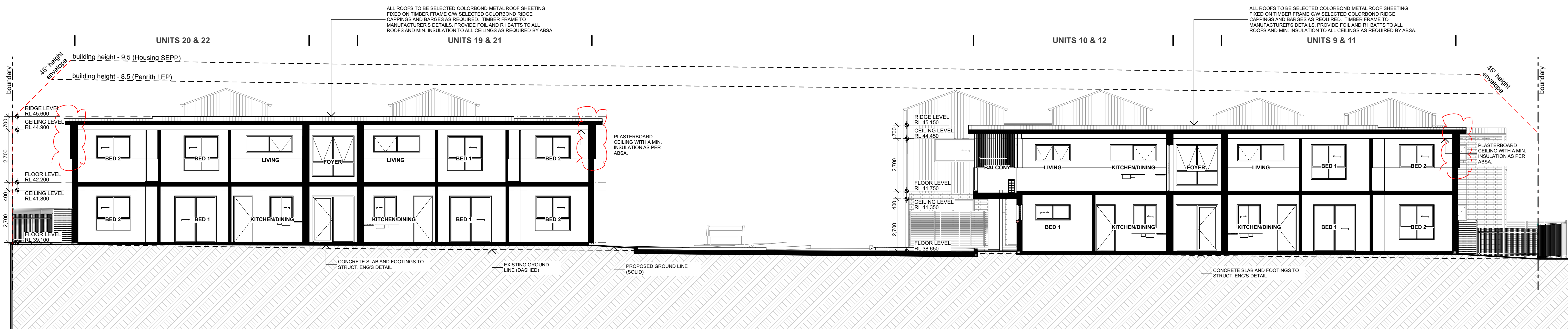
PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



S-03 SECTION

1:100



S-04 SECTION

1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718

www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT

DTA ARCHITECTS Pty Ltd

PH (02) 9691 1011

PROJECT MANAGER

LAND & HOUSING CORPORATION

PH (02) 9354 1880

STRUCTURAL / CIVIL

MSL CONSULTING ENGINEERS Pty Ltd

PH (02) 4228 5247

HYDRAULIC

ABEL & BROWN Pty Ltd

PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT

GREENVIEW CONSULTING Pty Ltd

PH (02) 8544 1683

LANDSCAPE CONSULTANT

RAY FUGGLE & ASSOCIATES Pty Ltd

PH (04) 72 294 712



PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SECTIONS

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:54 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	15 of 22	D	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS

7.5

Average star rating

NATIONWIDE HOUSE

www.hstar.com.au

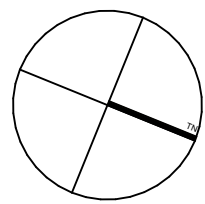
0008706870 25 Oct 2024

Assessor Dean Gorman

Accreditation No. DMN/13/1645

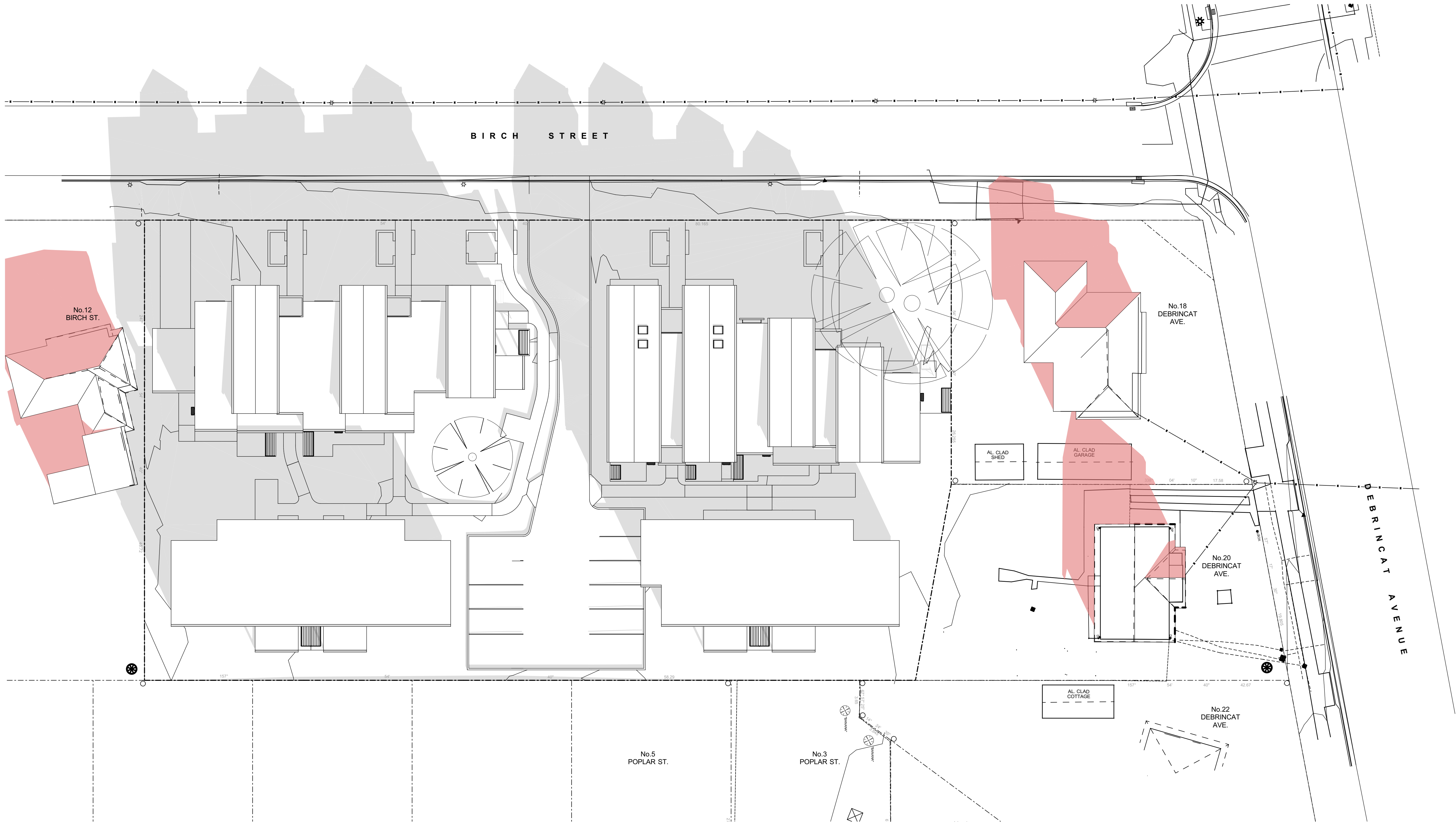
Address 2-10 Birch street, North St Marys, NSW, 2760

hstar.com.au



LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties



SHADOW DIAGRAM - 21st JUNE - 9.00 am
1:200

2

-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 22 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SHADOW DIAGRAMS - 21st JUNE 9AM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln
PLOTTED: 4/12/2024
3:54 PM

STATUS:	DA ISSUE	PROJ:	BGYVZ	JOB:	2022.011
DATE:	4/12/2024	SCALE:	As shown @ A1	CHECKED:	DD
STAGE:	C	DRAWN:	SD	CERTIFIER:	DD
TYPE:	A	SHEET:	16 of 22	REV:	C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS

7.5

Average

star rating

NATIONWIDE

HOUSE

ENERGY RATING

www.natshrs.gov.au

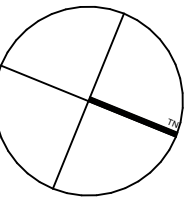
0008706870 25 Oct 2024

Assessor Dean Gorman

Accreditation No. DMN/13/1645

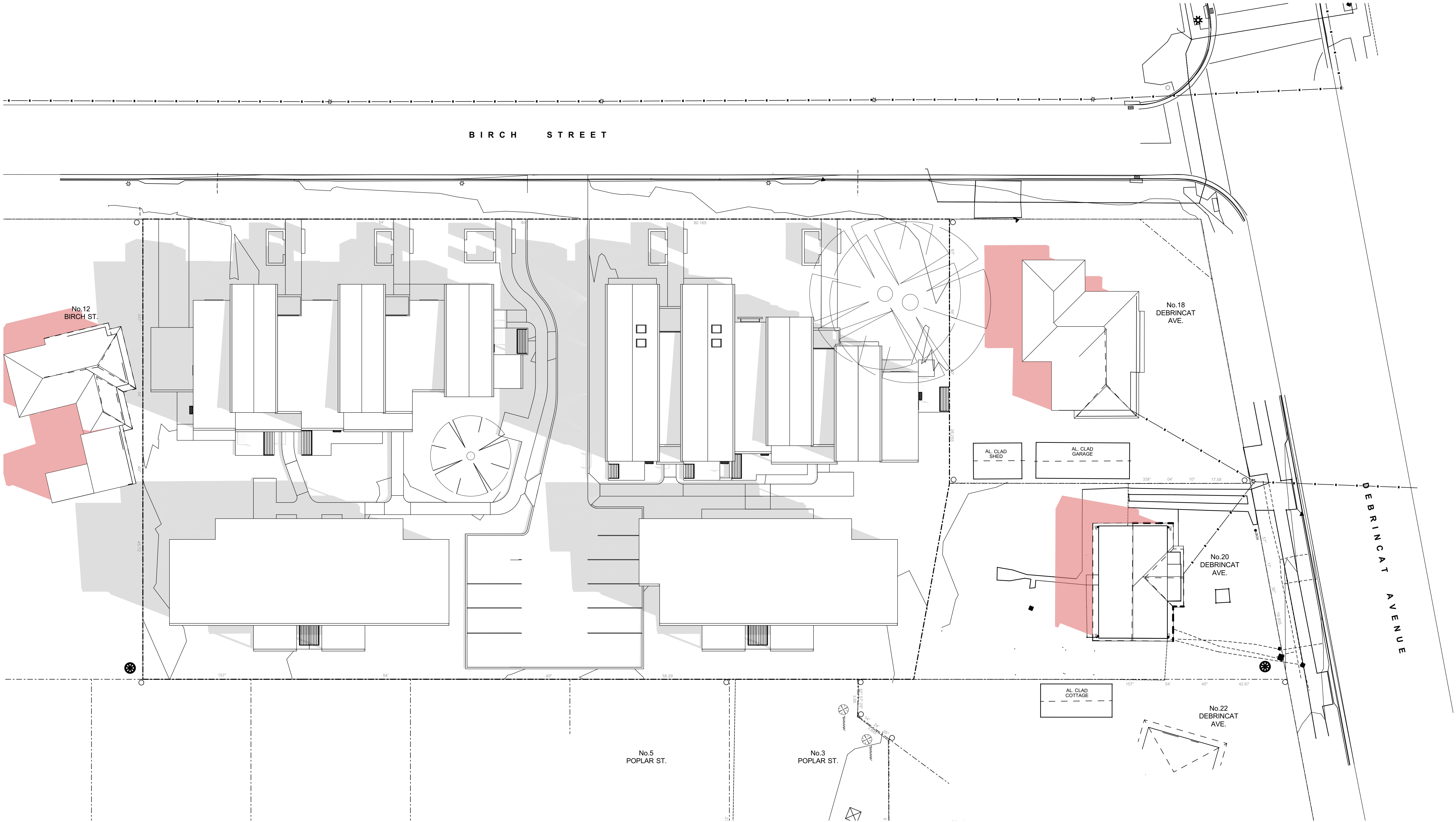
Address
2-10 Birch street,
North St Marys, NSW,
2760

hstar.com.au



LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties



SHADOW DIAGRAM - 21st JUNE - 12.00 pm
1:200

2
-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718

www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT

at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SHADOW DIAGRAMS - 21st JUNE
12PM

DATE: 4/12/2024
SCALE: As shown @ A1
STAGE: C
DRAWN: SD
CHECKED: DD
CERTIFIER: DD
REV: DD

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:54 PM

STATUS: DA ISSUE	PROJ: BGYVZ	JOB: 2022.011
DATE: 4/12/2024	SCALE: As shown @ A1	CERTIFIER: DD
STAGE: C	DRAWN: SD	CERTIFIER: DD
TYPE: A	SHEET: 17 of 22	REV: C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS

7.5

Average star rating

NATIONWIDE HOUSE

www.hstar.com.au

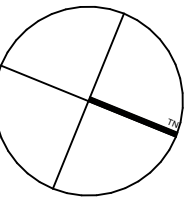
0008706870 25 Oct 2024

Assessor Dean Gorman

Accreditation No. DMN/13/1645

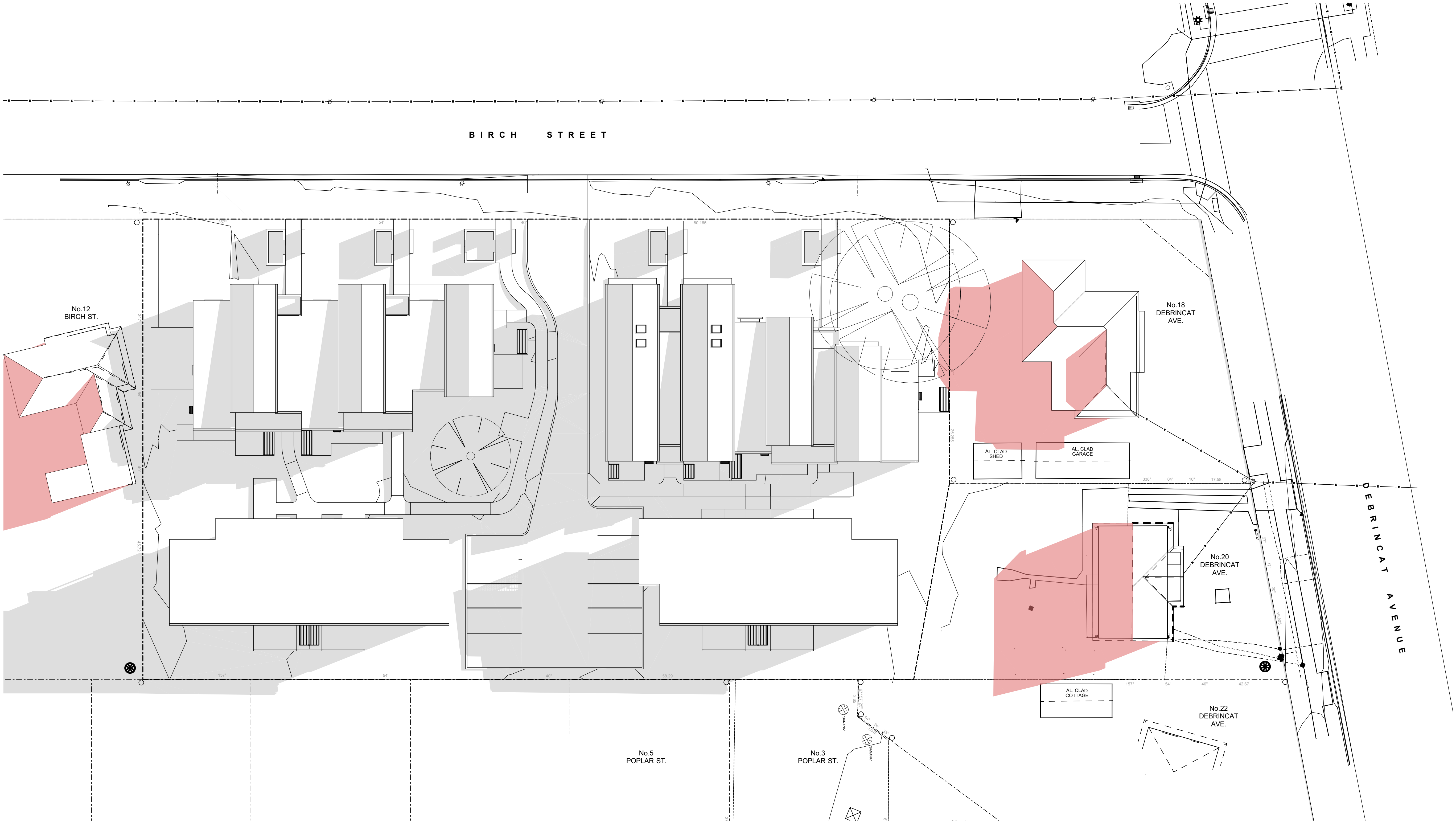
Address
2-10 Birch street,
North St Marys, NSW,
2760

hstar.com.au



LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties



2
-

SHADOW DIAGRAM - 21st JUNE - 3.00 pm
1:200



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SHADOW DIAGRAMS - 21st JUNE 3PM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln
PLOTTED: 4/12/2024
3:54 PM

STATUS:	DA ISSUE	PROJ:	BGYVZ	JOB:	2022.011
DATE:	4/12/2024	SCALE:	As shown @ A1	CHECKED:	DD
STAGE:	C	DRAWN:	SD	CERTIFIER:	DD
TYPE:	A	SHEET:	18 of 22	REV:	C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

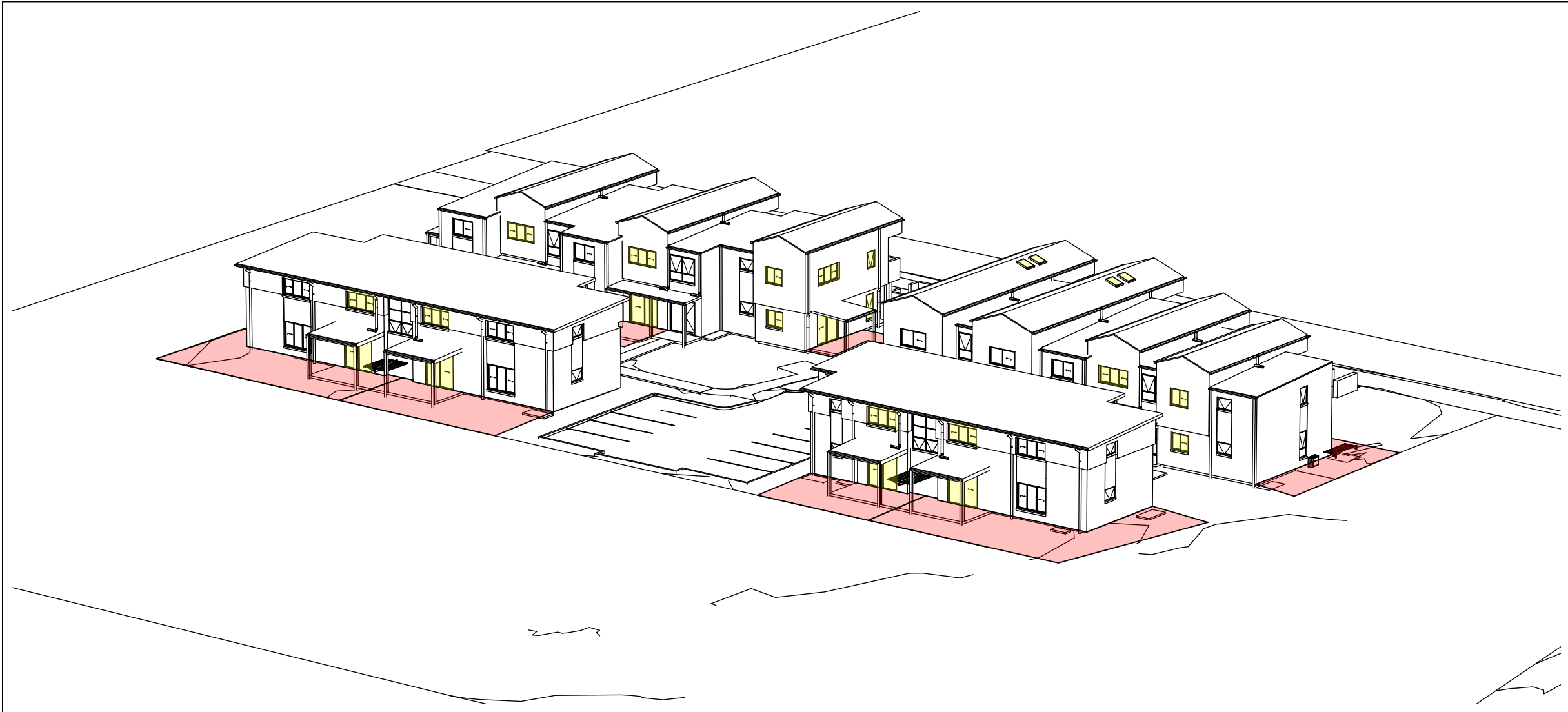
- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



1

-

21st JUNE - 9.00 am



3

-

21st JUNE - 10.00 am



5

-

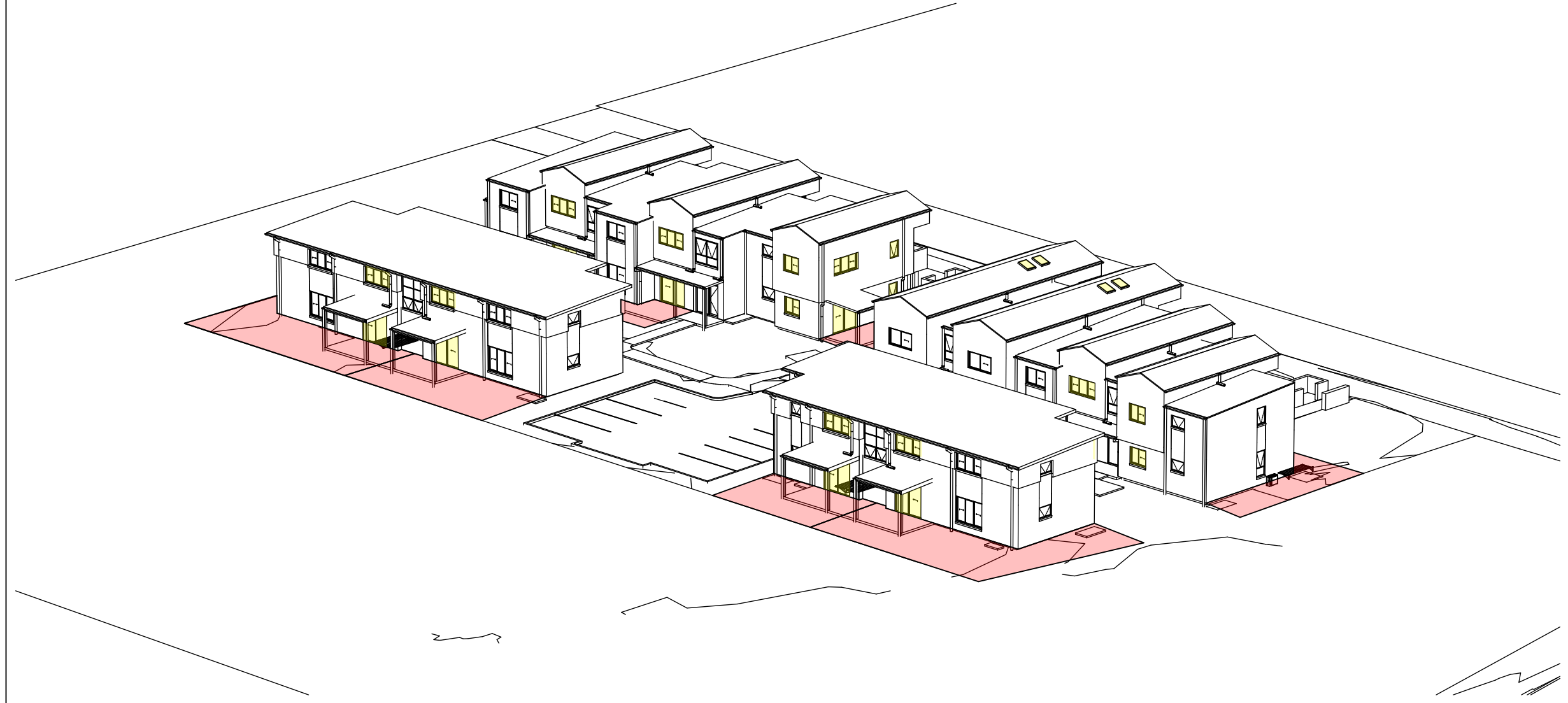
21st JUNE - 11.00 am



2

-

21st JUNE - 9.30 am



4

-

21st JUNE - 10.30 am



6

-

21st JUNE - 11.30 am



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:

SOLAR ACCESS - VIEW FROM SUN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:54 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	19 of 22		C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS

7.5

Average

star rating

NATIONWIDE

HOUSE

QUALITY AWARD

www.hstar.com.au

0008706870 25 Oct 2024

Assessor Dean Gorman

Accreditation No. DMN/13/1645

Address

2-10 Birch street,

North St Marys, NSW,

2760

hstar.com.au



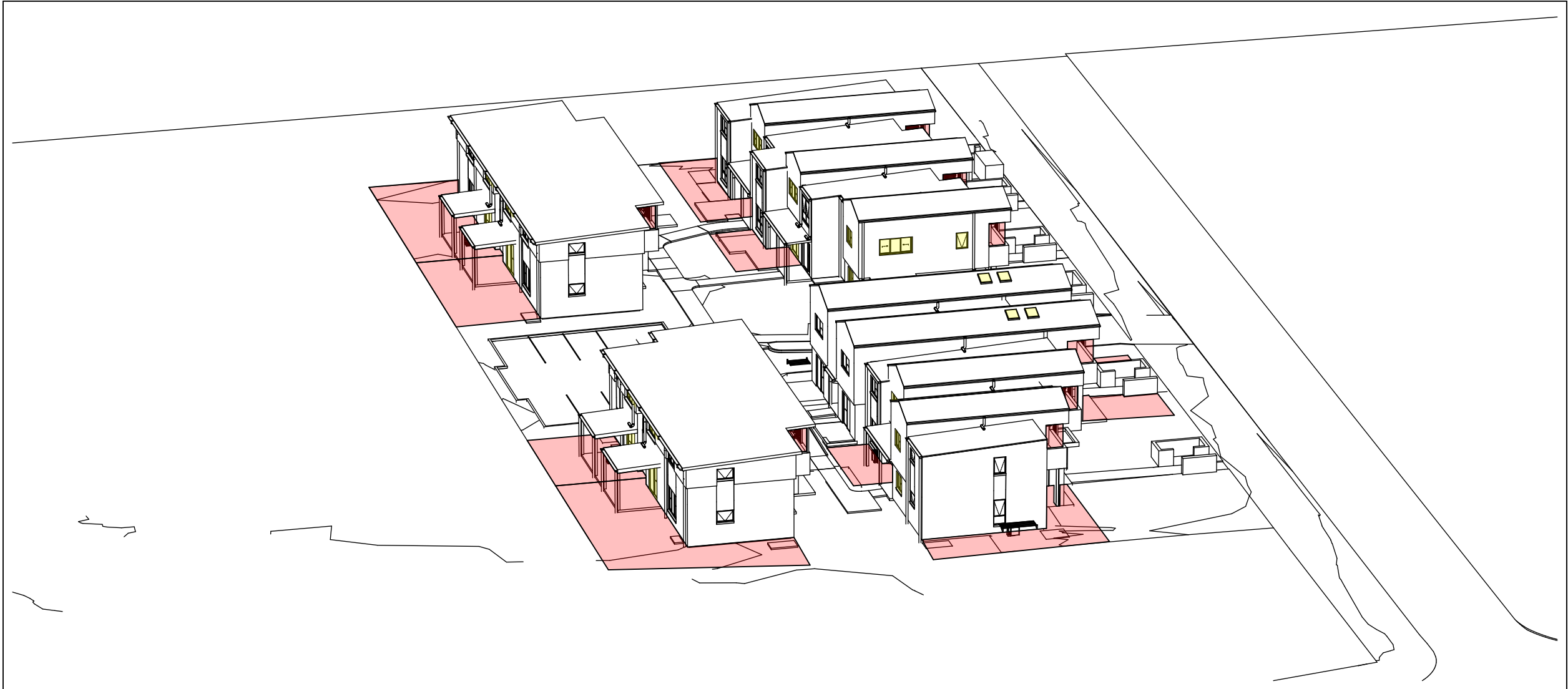
1
-

21st JUNE - 12.00 pm



3
-

21st JUNE - 1.00 pm



2
-

21st JUNE - 12.30 pm



4
-

21st JUNE - 1.30 pm



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718

www.dpie.nsw.gov.au

Homes NSW

APPROVED PLANS

PART 5 (DI 5.1) MODIFIED ACTIVITY DETERMINATION

Date: 21 March 2025

Project No: 807012

Endorsed by the New South Wales Land and Planning Commission

Home

NSW



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architect Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION

PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd

PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd

PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd

PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd

PH (04) 224 712



PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:

SOLAR ACCESS - VIEW FROM SUN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:55 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	20 of 22		C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



1

-

21st JUNE - 2.00 pm



2

-

21st JUNE - 2.30 pm



3

-

21st JUNE - 3.00 pm

Solar Access to Living Rooms & Private Open Space

		9-9.30am	9.30-10am	10-10.30am	10.30-11am	11-11.30am	11.30-12pm	12-12.30pm	12.30-1pm	1-1.30pm	1.30-2pm	2-2.30pm	2.30-3pm	Hours	Complies
Unit 1	Living													5	Yes
	POS													6	
Unit 2	Living													2.5	Yes
	POS													3	
Unit 3	Living													3.5	Yes
	POS													2.5	
Unit 4	Living													3.5	Yes
	POS													2.5	
Unit 5	Living													1.5	
	POS													3	
Unit 6	Living													1.0	
	POS													2	
Unit 7	Living													6	Yes
	POS													2.5	
Unit 8	Living													6	
	POS													1	
Unit 9	Living													4	Yes
	POS													6	
Unit 10	Living													4	Yes
	POS													5.5	
Unit 11	Living													5	Yes
	POS													2.5	
Unit 12	Living													3.5	
	POS													1.5	
Unit 13	Living													5	Yes
	POS													2	
Unit 14	Living													3	Yes
	POS													3.5	
Unit 15	Living													1.5	
	POS													3	
Unit 16	Living													6	Yes
	POS													3	
Unit 17	Living													4	Yes
	POS													3	
Unit 18	Living													4	Yes
	POS													3	
Unit 19	Living													4	Yes
	POS													5.5	
Unit 20	Living													4.5	Yes
	POS													5	
Unit 21	Living													5	Yes
	POS													3	
Unit 22	Living													4.5	
	POS													1	
Total														16/22 dwellings	72%



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068



REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT

at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:
SOLAR ACCESS - VIEW FROM SUN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:55 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	21 of 22		C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



1
-

STREET VIEW - UNITS 1-8



2
-

STREET VIEW - UNITS 13-18



3
-

REAR VIEW - UNITS 1-8, 10 & 12



4
-

INTERNAL VIEW UNITS 13-18



5
-

INTERNAL VIEW - UNITS 19-22



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1663

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St Marys NSW 2760

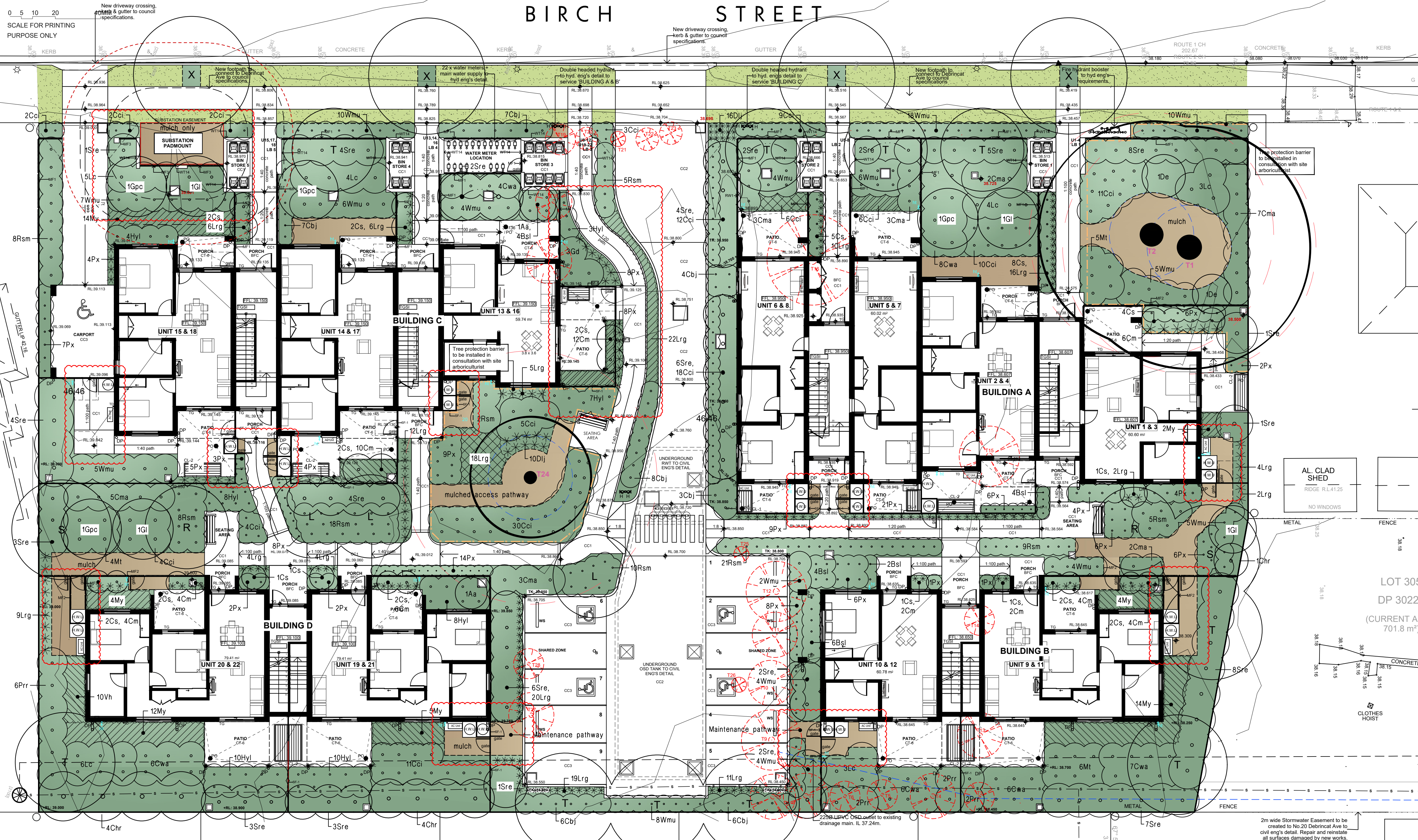
TITLE:
PERSPECTIVES

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA04 - MOD.pln

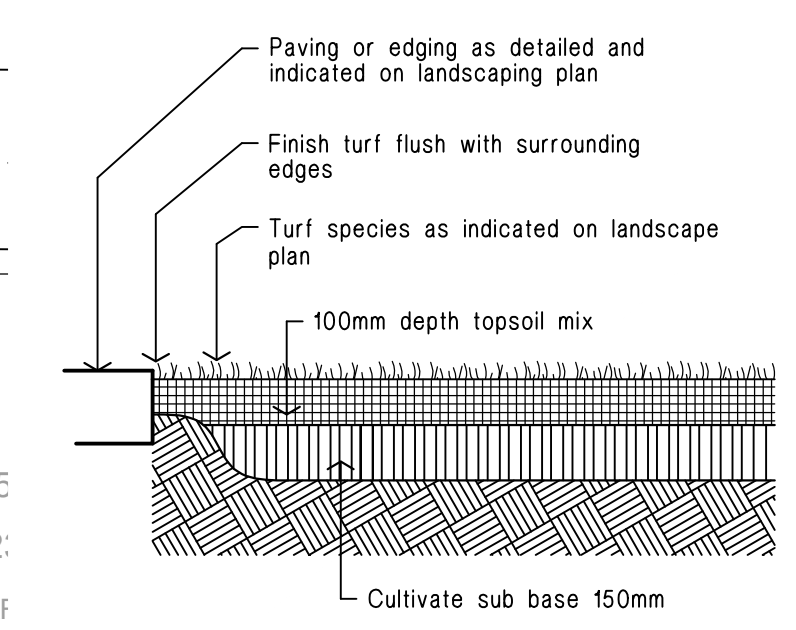
PLOTTED: 4/12/2024
3:55 PM

STATUS: DA ISSUE			
DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	22 of 22	D	

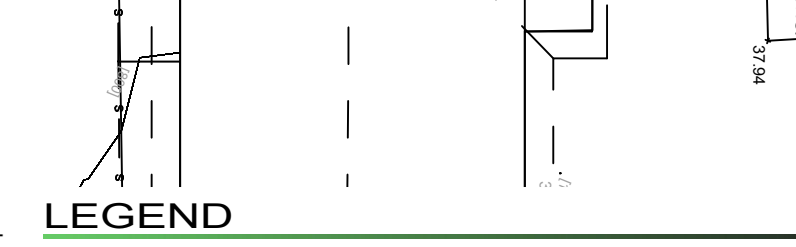
0 5 10 20
SCALE FOR PRINTING
PURPOSE ONLY



**Ground preparation
Planting area using imported topsoil
Detail.** Not To Scale.



**Ground preparation
Grassed area: turf using imported topsoil
Detail.** Not To Scale.



LEGEND

- turf
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards inlet pits, kerbs etc. and away from buildings. Ensure that no ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil, just prior to spreading the turf, spread "Shirley's No. 17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Sir Walter Buffalo" turf rolls closely butted. Fill and small gaps with topsoil. Water thoroughly.
- brick garden edging
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight lines as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edges to finish flush with the adjacent turf and mulch levels.
- existing trees to be retained
- maintenance pathway
75mm depth selected mulch for access / maintenance only, all mulched access paths to have a brick garden edge surround (as per detail)
- planting areas
Ensure that the mass planting areas have been excavated to 300mm below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. No clay). Install 75mm depth of selected mulch.

MAINTENANCE AND EXISTING TREE PROTECTION
All works are to be maintained and trees protected as noted in the following conditions of consent the conditions of consent;
18. Landscaping shall be carried out substantially in accordance with the approved Landscape plan and maintained for a period of 12 months by the building contractor, Penrith City Council shall be consulted in relation to the planting of any street trees.
19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time installation. The builder shall provide written confirmation of the order to the Land & Housing Corporation.

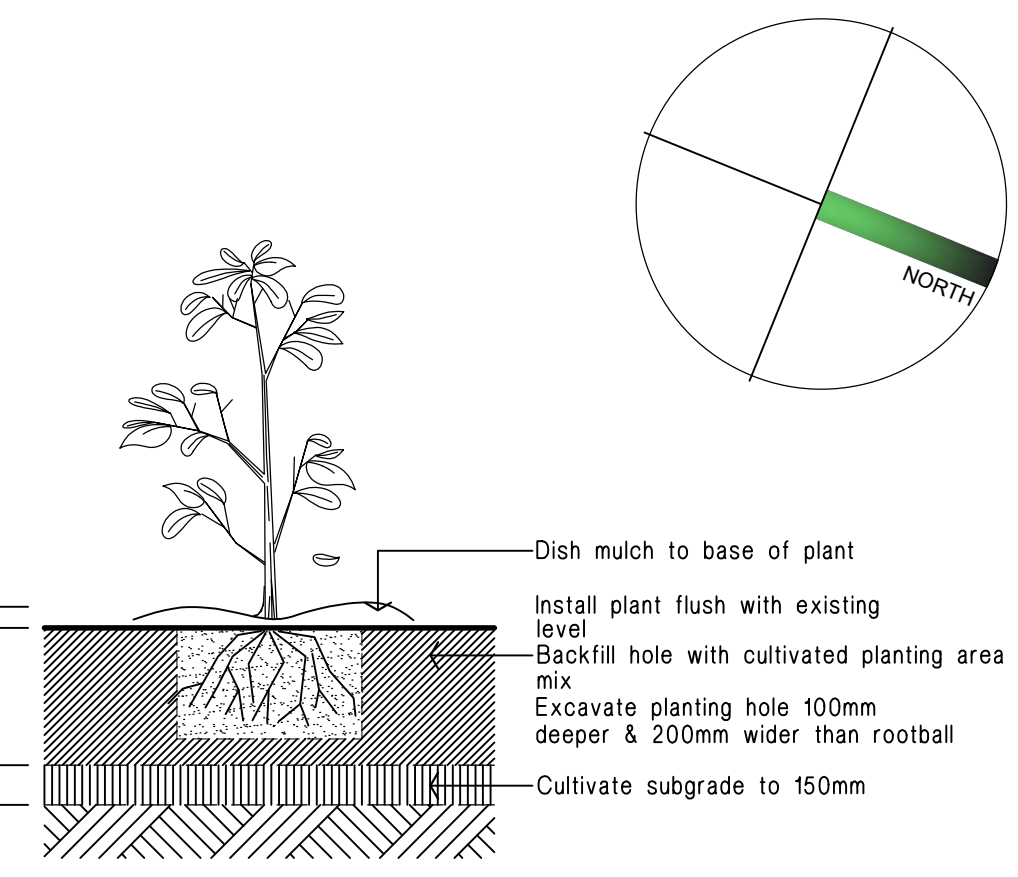
irrigation:
All planting areas on the landscape plan are to be covered by a fully automatic drip irrigation system. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

fencing:
For all fencing types and materials refer to the Architects plans.

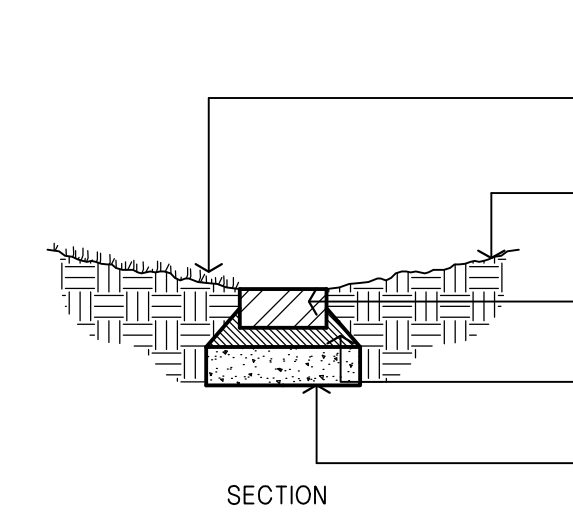
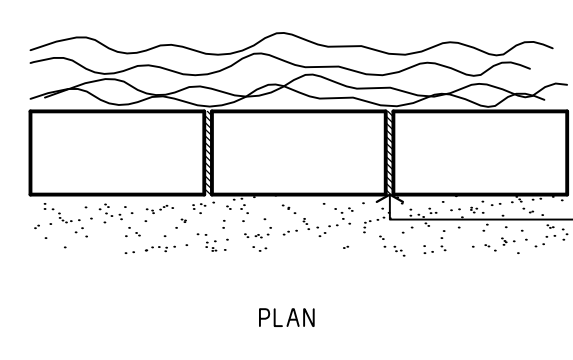
PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake
■ Trees				
L	Lagerstroemia indica 'Natchez' (Crepe myrtle - 5m)	3	45 litre	yes
R	Acer Rubrum (Red maple - 9m)	2	45 litre	yes
S	Syzygium leucomanthus (Small leaved lilly - 10m)	2	45 litre	yes
T	Tristania laurina 'Luscious' (Water Gum - 10m)	10	45 litre	yes
X	Eucalyptus terebinthifolia (Forest red gum - 15m)	4	45 litre	yes
■ Shrubs				
Aa	Asplenium australasicum (Birds nest fern - 1m)	2	5 litre	-
Bsl	Blechnum 'Silver lady' (Water fern - 0.7m)	20	5 litre	-
Cs	Camellia sasanqua (Sasanqua - 3m)	40	15 litre	yes
Cbj	Callistemon 'Better John' (Dwarf Bottlebrush - 1m)	41	5 litre	-
Ccl	Casuarina 'Cousin it' (Prostrate casuarina - 0.3m)	144	5 litre	-
Chr	Callistemon 'Hannah Ray' (Bottlebrush - 5m)	9	5 litre	-
Cwa	Callistemon 'White Anzac' (White Bottlebrush - 1.5m)	37	5 litre	-
Cma	Callistemon 'Macarthur' (Bottlebrush - 1.8m)	25	5 litre	-
De	Doryanthus excelsa (Gymea lilly - 1m)	2	15 litre	-
Gpc	Grevillea 'Peaches & Cream' (Grevillea - 1.5m)	4	5 litre	-
Gl	Grevillea 'Moonlight' (Moonlight grevillea - 3m)	4	5 litre	-
Gd	Gardenia augusta 'Florida' (Gardenia - 1.2m)	3	5 litre	-
Hyl	Hymenosporum flavum 'Luscious' (Native frangipani - 0.5m)	50	5 litre	-
Lc	Leptospermum 'Cardwell' (Dwarf Tea Tree - 2m)	25	15 litre	-
Mt	Malaleuca thymifolia (Rock Myrtle - 1m)	15	5 litre	-
Prr	Photinia 'Red Robin' (Photinia - 2.5m)	12	5 litre	-
Px	Philodendron xanadu (Dwarf philodendron - 0.5m)	148	5 litre	-
Rsm	Raphiolepis 'Snow maidens' (Indian hawthorne - 0.75m)	86	5 litre	-
Sre	Syzygium australe 'Resilience' (Lilly Lilly - 3m)	80	5 litre	-
Wmu	Westringia fruticosa 'Mundi' (Westringia - 0.6m)	101	5 litre	-
■ Groundcovers				
Cm	Clivella miniata (Kaffir lilly - 0.5m)	54	150mm pot	-
Dij	Dianella 'Little jess' (Dianella - 0.4m)	26	150mm pot	-
Lrg	Liriope 'Evergreen Giant' (Giant liriope - 0.5m)	170	150mm pot	-
My	Myoporum parvifolium (Creeping Boobiala - 0.2m)	55	150mm pot	-
Vh	Viola hederacea (Native violet - 0.2m)	10	150mm pot	-

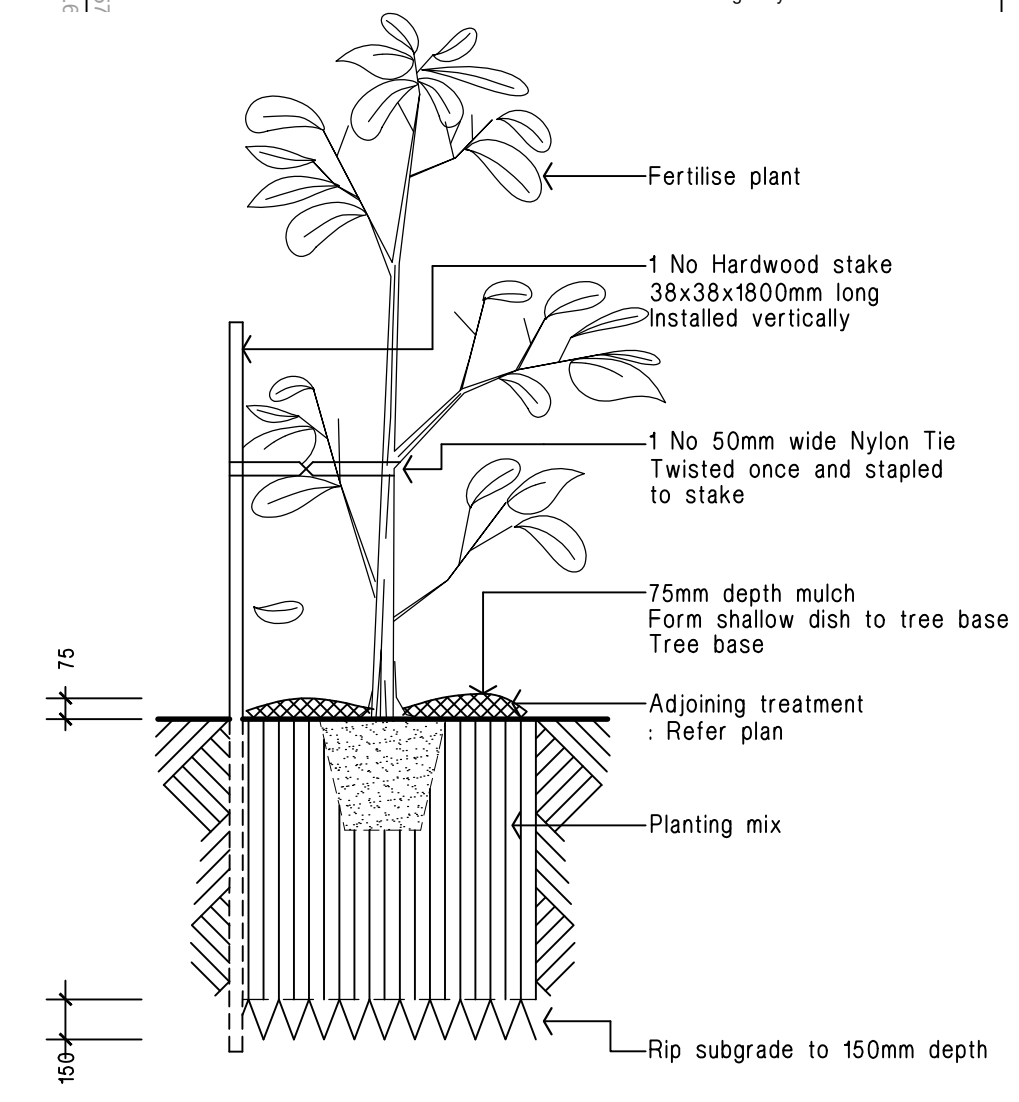
LANDSCAPE PLAN 1: 150



**Planting in garden beds
Detail.** Not To Scale.



**Brick garden edge
Detail.**



**15 - 45 litre Tree planting
Detail.** Not To Scale.

EARTHWORKS

1. THE CONTRACTOR SHALL INSTALL EFFECTIVE EROSION AND SEDIMENTATION CONTROL MEASURES TO THE SATISFACTION OF THE SUPERINTENDANT PRIOR TO COMMENCING EARTHWORKS. THESE MEASURES SHALL BE MAINTAINED FOR THE DURATION OF THE CONTRACT.
2. ADEQUATE DRAINAGE OF ALL WORKING AREAS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION TO ENSURE RUN-OFF OF WATER WITHOUT PONDING, EXCEPT WHERE PONDING FORMS PART OF AN APPROVED EROSION AND AND SEDIMENTATION CONTROL SYSTEM.
3. THE CONTRACTOR SHALL OBTAIN THE WRITTEN CONSENT OF THE SUPERINTENDANT OR THE USE OF ANY STOCKPILE WITE WHICH IS NOT SHOWN ON THE DRAWINGS. PROPOSAL IN THIS REGARD SHALL BE SUBMITTED AT LEAST THREE WORKING DAYS BEFORE STOCKPILING IS DUE TO COMMENCE AND SHALL SPECIFY THE MAXIMUM DIMENSIONS OF THE PROPOSAL.
4. COMPACTION OF ALL MATERIALS INCLUDING ROAD SURFACES SHALL BE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.

STORMWATER DRAINAGE

1. ALL STORMWATER WORKS ARE TO BE UNDERTAKEN GENERALLY IN ACCORDANCE WITH AS/NZS 3500.3-2021 STORMWATER DRAINAGE.
2. PIPES OF 300mm DIA. AND UNDER SHALL BE UPVC TO AS/NZS 1254-2010.
3. PIPES OF 375mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 TO AS/NZS 4058-2007, RUBBER RING JOINTED U.N.O.
4. PIPES UP TO 150mm DIA. SHALL BE LAID AT A MINIMUM GRADE OF 1.0%. PIPES 225mm DIA. AND OVER TO BE LAID AT A MINIMUM GRADE OF 0.5%. UNO. BEDDING MATERIAL TO AS/NZS 2032-2006 OR AS/NZS 3725-2007 AS APPROPRIATE.
5. MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 450mm IN CARPARK & ROADWAY AREAS UN.O.
6. UNLESS NOTED OTHERWISE, ALL CONCRETE PIPE ARE TO BE CLASS 2 AND RUBBER RING JOINTED. RUBBER RINGS SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH AS 1646-2007. THE EXCAVATED TRENCH WIDTH FOR PIPE LAYING MUST BE AT LEAST 400mm WIDER THAN THE OUTER DIAMETER OF THE PIPE. PIPES ARE TO BE LAID CENTRALLY WITHIN THE EXCAVATED TRENCH.
7. ALL PIPEWORK SHALL BE BEDDED ON A CONTINUOUS UNDERLAY OF SAND, NOT LESS THAN 75mm THK. IN OTHER THAN ROCK AND 200mm THK. IN ROCK AFTER COMPACTION. THE SAND SHALL BE GRADED IN ACCORDANCE WITH AS/NZS 3500.3-2021 AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY AND SHALL BE GRADED EVENLY WITH THE ADDITIONAL BEDDING.
8. THE BED AND HAUNCH MATERIAL SHALL BE COMPACTED FOR THE FULL WIDTH OF THE TRENCH BY A MINIMUM OF TWO PASSES OF A VIBRATING PLATE OR HAND TAMPING METHODS TO THE SATISFACTION OF THE SUPERINTENDENT.
9. CHASES SHALL BE FORMED WHERE NECESSARY TO PREVENT SOCKETS, FLANGES OR THE LIKE FROM BEARING ON THE BOTTOM OF THE TRENCH.
10. THE CONTRACTOR MUST LEAVE ALL STORMWATER DRAINAGE WORKS UNCOVERED UNTIL ANY TESTING DEEMED NECESSARY BY THE SUPERINTENDENT HAS BEEN PERFORMED.
11. THE CONTRACTOR SHALL ENSURE THAT ANY EXISTING STRUCTURES LOCATED ADJACENT TO EXCAVATED TRENCHES ARE SUPPORTED OR PROTECTED TO PREVENT DAMAGE TO OR MOVEMENT TO THESE STRUCTURES.
12. PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE WITH THE SOCKET ENDS OF THE PIPE FACING UPSTREAM. THE BARREL OF EACH PIPE SHALL BE IN CONTACT WITH THE BEDDING MATERIAL THROUGHOUT ITS FULL LENGTH.
13. FOR RUBBER RING JOINTS THE PIPE ENDS SHALL BE TIGHTLY JOINED WITH THEIR INNER SURFACES AT THE MANUFACTURES NOMINATED LAYING GAP.
14. LIFTING HOLES IN PIPES SHALL BE PLUGGED WITH MORTAR, PRECAST TAPERED PLUGS, OR TAPE SURROUNDINGS OR OTHER APPROVED MEANS PRIOR TO BACKFILL MATERIAL BEING PLACED.
15. CUTTING OPERATIONS FOR CONCRETE PIPES SHALL PROVIDE NEAT END SURFACES. THE CUT SURFACES SHALL BE GIVEN TWO COATS OF A APPROVED EPOXY PAINT.
16. COMPLETED CEMENT MORTAR JOINTS SHALL BE KEPT DAMP AND PROTECTED FROM THE DIRECT RAYS OF THE SUN UNTIL BACKFILLED.
17. DRAINAGE LINES SHALL BE CONSTRUCTED TO THE TOLERANCES IN ACCORDANCE WITH THE RELIANT AUSTRALIAN STANDARDS, SUPERINTENDENTS SPECIFICATIONS AND THE MANUFACTURES SPECIFICATIONS.
18. BACKFILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE SUPERINTENDENT PRIOR TO PLACING AND COMPACTION.
19. ALL BACKFILL FOR STORMWATER DRAINAGE WORKS IS TO BE COMPACTED IN LAYERS NOT EXCEEDING 30mm LOOSE THICKNESS AND COMPACTED WITHOUT DAMAGING OR DISPLACING THE PIPEWORK.
20. STEP IRONS AT SPACINGS OF 300m ARE TO BE PROVIDED IN DRAINAGE PITS MORE THAN 0.9m DEEP U.N.O.
21. PROVIDE 3.0m LENGTH OF Ø100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK AT UPSTREAM END OF EACH PIT.
22. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE GRATES TO BE CLASS "C" GALVANISED MILD STEEL TO AS 3996-2019.
23. UPVC PIPES SHALL BE TRANSPORTED, HANDLED, AND STORED IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.
24. UPVC PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE WITH THE SOCKET END OF THE PIPE FACING UPSTREAM. WHEN THE PIPES ARE LAID, THE BARREL OF EACH PIPE SHALL BE IN CONTACT WIT THE BEDDING MATERIAL THROUGHOUT ITS FULL LENGTH.
25. THE UPVC PIPE ENDS SHALL BE THOROUGHLY CLEANED BEFORE THE JOINT IS MADE. JOINTING SHALL BE IN ACCORDANCE WIT THE MANUFACTURES SPECIFICATIONS WITH JOINTING SOLVENT AND PRIMER.

RAINWATER TANK

1. PUMP FOR RAINWATER TANK TO BE CONNECTED TO TOILETS, LAUNDRY AND GARDEN TAP FOR IRRIGATION.
2. PUMP MUST HAVE MAINS WATER BACKUP WITH AN APPROVED BACKFLOW PREVENTION DEVICE. DEVICE TO BE ACCESSIBLE FOR TESTING.
3. A FIRST FLUSH DEVICE OR FILTER BAG IS TO BE INSTALLED.
4. RAINWATER TANK MUST NOT BE CONNECTED TO THE MAIN DRINKING WATER SUPPLY.
5. RAINWATER TANK MUST CONTAIN A BYPASS OF THE PUMP IN THE EVENT OF A POWER FAILURE.
6. RAINWATER TANK MUST BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARD. AS/NZS 3500.1-2021: NATIONAL PLUMBING AND DRAINAGE – WATER SUPPLY – ACCEPTABLE SOLUTIONS, WHICH PROVIDES GUIDANCE ON THE DESIGN OF STORMWATER AND RAINWATER REUSE SYSTEMS.
7. RAINWATER TANK MUST BE PROVIDED WITH AN AIR GAP (SEE AS/NZS 3500.1-2021 AND AS 2845.2-2010)
8. RAINWATER TANK MUST BE KEPT WELL MAINTAINED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURING REQUIREMENTS AND THE REQUIREMENTS OF SYDNEY WATER.

EROSION, SEDIMENT AND SITE MANAGEMENT

- EC01 ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS. THE LOCATION OF SUCH DEVICES (SHOWN ON THIS DRAWINGS) IS INDICATIVE ONLY AND FINAL POSITION SHOULD BE DETERMINED ON SITE.
- EC02 SURPLUS TOPSOIL SHALL BE STOCKPILED WHERE DIRECTED. DIVERSION BANKS ARE TO BE PLACED UPSTREAM AND SHALL DISCHARGE TO SEDIMENT BARRIERS. ALL STOCKPILES ARE TO BE VEGETATED WITHIN 14 DAYS OF FORMATION. SILT FENCES ARE TO BE PLACED ON THE DOWNSTREAM FACE.
- EC03 DURING TRENCH EXCAVATION ALL SPOIL SHALL BE MOUNDED ON THE UPHILL SIDE OF TRENCHES AND PLACEMENT IS TO COMPLY WITH THE SUPERINTENDENTS REQUIREMENTS.
- EC04 PROVIDE SEDIMENT TRAPS TO ALL INLET PITS.
- EC05 ALL TURF SODS AND SEEDED AREAS ARE TO BE WATERED AND FERTILISED AS DIRECTED.
- EC06 ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE CLEARED OF DEPOSITED SILT AND MAINTAINED TO THE SATISFACTION OF THE SUPERINTENDENT.
- EC07 GENERALLY BARRIERS SHOULD BE PLACED APPROXIMATELY 5.0 METRES OUTSIDE POTENTIAL DISTURBED AREAS.
- EC09 A LOG BOOK OR OTHER SUITABLE RECORDS MUST BE KEPT BY THE SITE SUPERVISOR IN ACCORDANCE WITH THE EPA'S REQUIREMENTS.
- EC08 CONTRACTOR TO FOLLOW THE RECOMMENDED SEQUENCE OF OPERATIONS AS SPECIFIED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT IN THE BROCHURE "PREPARING SOIL AND WATER MANAGEMENT PLANS".
- EC10 BUILDER IS TO CONDUCT WORKS IN ACCORDANCE WITH COUNCILS CONDITION TO DUST SUPPRESSION AND SEDIMENT REMOVAL MEASURES.
- EC11 BUILDER TO CONFIRM LOCATION OF STOCKPILES, FENCING, STABILISED ACCESS ETC. ON COMMENCEMENT OF WORK. ENGINEER TO BE NOTIFIED.
- EC12 WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP-BINS LOCATED AS SHOWN ON PLAN.
- EC13 STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL, GRAVEL MUST BE COVERED WITH GEOTEXTILE SILT FENCE MATERIAL. PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED. SAFETY BARRICADING SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL REINFORCING, FORMWORK, SCAFFOLDING.
- EC14 TRUCKS REMOVING EXCAVATED / DEMOLISHED MATERIAL SHOULD TRAVEL ON STABILISED CONSTRUCTION PATHS. MATERIAL TO BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON SITE. TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY RIGID VEHICLES. (NO SEMITRAILERS)
- EC15 ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE, IS TO BE REMOVED IMMEDIATELY.
- EC16 PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
- EC17 CONCRETE PUMPS AND CRANES ARE TO OPERATE FROM WITHIN THE BALLAST ENTRY DRIVEWAY AREA AND ARE NOT TO OPERATE FROM THE PUBLIC ROADWAY UNLESS SPECIFIC COUNCIL PERMISSION IS OBTAINED.
- EC18 DELIVERY VEHICLES MUST NOT STAND WITHIN THE PUBLIC ROADWAY FOR MORE THAN 20 MINUTES AT A TIME.
- EC19 ANY EXCAVATION WORK ADJACENT TO ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMMENCED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTIONS RECEIVED FROM THE ENGINEER.
- EC20 TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET. CHEMICAL CLOSETS ARE TO BE MAINTAINED & SERVICED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.
- EC21 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL CITY COUNCIL ENVIRONMENTAL SITE MANAGEMENT DEVELOPMENT CONTROL PLAN DOCUMENTS, CURRENT EDITION.
- EC23 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MEASURES ARE TAKEN DURING THE COURSE OF THE CONSTRUCTION TO PREVENT SEDIMENT EROSION AND POLLUTION OF THE DOWNSTREAM SYSTEM. SUPERVISING ENGINEER SHOULD BE CONTACTED IF IN DOUBT. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.
- EC22 PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOT PATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.

ROCK WORKS

1. ROCK SIZES ARE SPECIFIED ACCORDING TO THEIR POSITION AND RESISTANCE TO HYDRAULIC FORCES. THE ROCK HAS BEEN SHOWN SCHEMATICALLY IN THE DRAWINGS AND SHALL BE 100mm NOMINAL SIZE.
2. ROCK SUPPLIED FOR THE WORKS MUST BE HARD, DURABLE, AND LOCALLY SOURCED.
3. ROCK IN THE FORM OF BLOCKS WITH ANGULAR EDGES IS REQUIRED TO ENSURE CONSISTENT INTERLOCKING DURING PLACEMENT.
4. ROCK IS TO BE IN THE NATURAL FORM AND NOT CUT OF SHAPED.
5. ALL GAPS WITHIN ROCK TO BE FILLED WITH COARSE GRAVEL TO THE TOP AND THEN FILLED WITH A FILTER MEDIA. THIS GRADED ROCK IS TO BE OVERLAID ON A COARSE GRAVEL BEDDING WITH A MIN. 20mm THICKNESS. PROVIDE A GEOTEXTILE FABRIC BDM A64 OR APPROVED EQUIVALENT.

SEQUENCE OF OPERATIONS

1. PROVIDE SHAKE DOWN PAD AT ENTRY OF SITE.
2. CONSTRUCT SEDIMENT FENCING (REFER DETAILS)
3. CONSTRUCT DRAINAGE & CIVIL WORKS (MODIFY SEDIMENT CONTROL DRAINS TO SUIT CONSTRUCTION.
4. PITS & PIPES TO BE PROTECTED WITH FILTER BARRIERS REFER DETAILS
5. AT COMPLETION OF ALL WORKS REVEGETATE BATTERS WITHIN 14 DAYS
6. AFTER COMPLETION OF BUILDING WORKS, ALL CONTROL MEASURES CAN BE REMOVED.

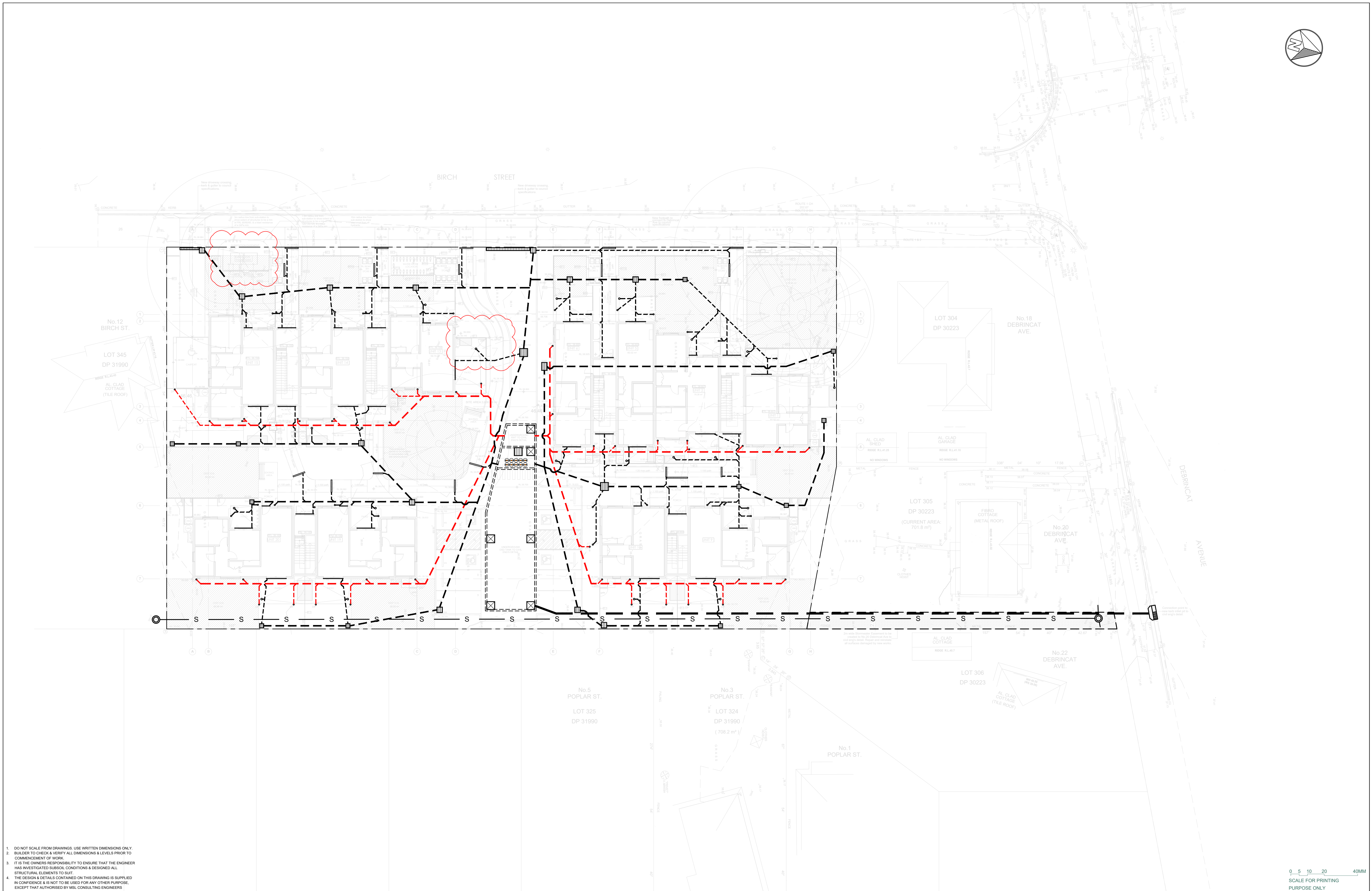
MAINTENANCE PROCEDURES DURING CONSTRUCTION

1. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/OPERATIONAL DURING THE CURRENCY OR WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/OPERATIONAL. SHOULD WORK OPERATIONS CEASE TEMPORARILY, (e.g. WEEKENDS, ROSTERED DAYS OFF, etc.)
2. RESPREAD MATERIAL GAINED DURING MAINTENANCE OPERATION OR ALTERNATIVELY PLACE STOCKPILES
3. NON-COMPLIANCE WITH AGREED PERFORMANCE CRITERIA WILL BE IDENTIFIED BY: VISUAL INSPECTIONS IDENTIFYING
 - BUILD-UP OF SEDIMENT OFF THE SITE
 - EXCESSIVE SEDIMENT BUILD-UP ON THE SITE
 - EXCESSIVE EROSION ON THE SITE
 - RELEASE OF CONSTRUCTION MATERIAL FROM THE SITE
 - POOR VEGETATION ESTABLISHMENT
 - POORLY MAINTAINED, DAMAGED OR FAILED ESC DEVICES.
 - DETERIORATED WATER QUALITY IDENTIFIED BY THE ENVIRONMENTAL CONSULTANT AS BEING ATTRIBUTABLE TO THE CONSTRUCTION ACTIVITIES.
4. BUILD-UP OF SEDIMENT OFF THE SITE – THE MATERIAL MUST BE COLLECTED AND DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ONGOING ENVIRONMENTAL NUISANCE OR HARM; THEN ON-SITE ESC MEASURES AMENDED, WHERE APPROPRIATE, TO REDUCE THE RISK OF FURTHER SEDIMENTATION.
5. EXCESSIVE SEDIMENT BUILD-UP ON THE SITE – COLLECT AND DISPOSE OF MATERIAL, THEN AMEND UP-SLOPE DRAINAGE AND/OR EROSION CONTROL MEASURES AS APPROPRIATE TO REDUCE FURTHER OCCURRENCE.
6. SEDIMENT FENCE FAILURE – REPLACE AND MONITOR MORE FREQUENTLY. REGULAR FAILURES MAY MEAN THAT THE SEDIMENT FENCE LOCATION, ALIGNMENT OR INSTALLATION MAY NEED TO BE AMENDED.
7. IF THE RELEASE OF EXCESSIVE SEDIMENT AND/OR OTHER MATERIALS OFF THE SITE OCCURS, OR WATER QUALITY MONITORING INDICATES LEVELS ARE NOT WITHIN THE W005, CLEAN UP DEPOSITION, AND INSPECT ALL CONTROL MEASURES.

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY MSL CONSULTING ENGINEERS



 <div>LEVEL 4, 12 DARCY STREET PARRAMATTA NSW 2150 PHONE No (02) 9354 1836</div>		<div><div>Homes NSW</div><div>APPROVED PLANS WITH 15% IMPROVED ACTIVITY DEMONSTRATION Date: 21 March 2025 Project No.: BDYVZ</div><div></div></div>	<div><div>MSL Consulting Engineers Pty Limited ABN 72 903 080 591 ACN 142 291 160 Suite 102 - 62 Harbour St. Wollongong NSW PO Box 567 Dapto NSW P 02 4226 5247 e: info@mslengineers.com.au w: www.mslengineers.com.au</div></div>	<table><tr><td>F</td><td>27.11.2024</td><td>ISSUED FOR D.A.</td></tr><tr><td>E</td><td>29.11.2023</td><td>ISSUED FOR D.A.</td></tr><tr><td>D</td><td>19.06.2023</td><td>ISSUED FOR D.A.</td></tr><tr><td>C</td><td>10.05.2023</td><td>ISSUED FOR D.A.</td></tr><tr><td>B</td><td>17.04.2023</td><td>ISSUED FOR D.A.</td></tr><tr><td>REV</td><td>DATE</td><td>NOTATION/AMENDMENT</td></tr><tr><td colspan="3">DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.</td></tr></table>	F	27.11.2024	ISSUED FOR D.A.	E	29.11.2023	ISSUED FOR D.A.	D	19.06.2023	ISSUED FOR D.A.	C	10.05.2023	ISSUED FOR D.A.	B	17.04.2023	ISSUED FOR D.A.	REV	DATE	NOTATION/AMENDMENT	DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.			<table><tr><td colspan="2">PROJECT MANAGER HOMES NSW PH (02) 9354 1836</td></tr><tr><td>ARCHITECT DTA Architects Pty Ltd PH (02) 9601 1011</td><td>ELECTRICAL / BASIX CONSULTANT GREENVIEW CONSULTING PTY LTD PH (02) 8544 1683</td></tr></table>	PROJECT MANAGER HOMES NSW PH (02) 9354 1836		ARCHITECT DTA Architects Pty Ltd PH (02) 9601 1011	ELECTRICAL / BASIX CONSULTANT GREENVIEW CONSULTING PTY LTD PH (02) 8544 1683	<table><tr><td colspan="2">STRUCTURAL / STORMWATER / CIVIL CONSULTANT MSL CONSULTING ENGINEERS PTY LTD PH (02) 4226 5247</td></tr><tr><td>HYDRAULIC CONSULTANT ABEL & BROWN PTY LTD PH (02) 9709 5705</td><td>LANDSCAPE CONSULTANT RAY FUGGLE & ASSOCIATED PTY LTD PH 0412 294 712</td></tr></table>	STRUCTURAL / STORMWATER / CIVIL CONSULTANT MSL CONSULTING ENGINEERS PTY LTD PH (02) 4226 5247		HYDRAULIC CONSULTANT ABEL & BROWN PTY LTD PH (02) 9709 5705	LANDSCAPE CONSULTANT RAY FUGGLE & ASSOCIATED PTY LTD PH 0412 294 712	<table><tr><td colspan="2">BUSINESS PARTNER: <div>Homes NSW</div></td></tr></table>	BUSINESS PARTNER:  <div>Homes NSW</div>		<table><tr><td colspan="2">PROJECT: SENIORS HOUSING DEVELOPMENT</td></tr><tr><td colspan="2">at Lots 346-350 in DP31990 & Lot 305 in DP30223 2-10 BIRCH STREET & 20 DEBRINCAT AVE NORTH ST MARYS NSW 2760</td></tr></table>	PROJECT: SENIORS HOUSING DEVELOPMENT		at Lots 346-350 in DP31990 & Lot 305 in DP30223 2-10 BIRCH STREET & 20 DEBRINCAT AVE NORTH ST MARYS NSW 2760		<table><tr><td colspan="2">TITLE: SPECIFICATION SHEET</td></tr><tr><td>FILE:</td><td>PLOTTED: 27/11/2024</td></tr><tr><td>TYPE: SW</td><td>SHEET: 1 of 8</td></tr><tr><td>STATUS: DA ISSUE</td><td>DATE: 27/11/24</td></tr><tr><td>SCALE: NTS @ A1</td><td>PROJ: BGYVZ</td></tr><tr><td>DRAWN: TPW/T</td><td>CHECKED: MP</td></tr><tr><td>JOB: 22084</td><td>CERTIFIED: MP</td></tr><tr><td>REV:</td><td>F</td></tr></table>	TITLE: SPECIFICATION SHEET		FILE:	PLOTTED: 27/11/2024	TYPE: SW	SHEET: 1 of 8	STATUS: DA ISSUE	DATE: 27/11/24	SCALE: NTS @ A1	PROJ: BGYVZ	DRAWN: TPW/T	CHECKED: MP	JOB: 22084	CERTIFIED: MP	REV:	F
F	27.11.2024	ISSUED FOR D.A.																																																										
E	29.11.2023	ISSUED FOR D.A.																																																										
D	19.06.2023	ISSUED FOR D.A.																																																										
C	10.05.2023	ISSUED FOR D.A.																																																										
B	17.04.2023	ISSUED FOR D.A.																																																										
REV	DATE	NOTATION/AMENDMENT																																																										
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.																																																												
PROJECT MANAGER HOMES NSW PH (02) 9354 1836																																																												
ARCHITECT DTA Architects Pty Ltd PH (02) 9601 1011	ELECTRICAL / BASIX CONSULTANT GREENVIEW CONSULTING PTY LTD PH (02) 8544 1683																																																											
STRUCTURAL / STORMWATER / CIVIL CONSULTANT MSL CONSULTING ENGINEERS PTY LTD PH (02) 4226 5247																																																												
HYDRAULIC CONSULTANT ABEL & BROWN PTY LTD PH (02) 9709 5705	LANDSCAPE CONSULTANT RAY FUGGLE & ASSOCIATED PTY LTD PH 0412 294 712																																																											
BUSINESS PARTNER:  <div>Homes NSW</div>																																																												
PROJECT: SENIORS HOUSING DEVELOPMENT																																																												
at Lots 346-350 in DP31990 & Lot 305 in DP30223 2-10 BIRCH STREET & 20 DEBRINCAT AVE NORTH ST MARYS NSW 2760																																																												
TITLE: SPECIFICATION SHEET																																																												
FILE:	PLOTTED: 27/11/2024																																																											
TYPE: SW	SHEET: 1 of 8																																																											
STATUS: DA ISSUE	DATE: 27/11/24																																																											
SCALE: NTS @ A1	PROJ: BGYVZ																																																											
DRAWN: TPW/T	CHECKED: MP																																																											
JOB: 22084	CERTIFIED: MP																																																											
REV:	F																																																											



- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY MSL CONSULTING ENGINEERS



LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836



MSL Consulting Engineers Pty Limited
ABN 72 903 080 591
ACN 142 291 180
Suite 102 - 62 Harbour St. Wollongong NSW
PO Box 567 Depto NSW
p 02 4226 5247
e info@mslengineers.com.au
w www.mslengineers.com.au

REV	DATE	NOTATION/AMENDMENT
F	27.11.2024	ISSUED FOR D.A.
E	29.11.2023	ISSUED FOR D.A.
D	19.06.2023	ISSUED FOR D.A.
C	10.05.2023	ISSUED FOR D.A.
B	17.04.2023	ISSUED FOR D.A.

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER
HOMES NSW
PH (02) 9354 1836

ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011

ELECTRICAL / BASIC CONSULTANT
GREENVIEW CONSULTING PTY LTD
PH (02) 8544 1683

STRUCTURAL / STORMWATER / CIVIL CONSULTANT
MSL CONSULTING ENGINEERS PTY LTD
PH (02) 4226 5247

HYDRAULIC CONSULTANT
ABEL & BROWN PTY LTD
PH (02) 9709 9705

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATED PTY LTD
PH 0412 294 712

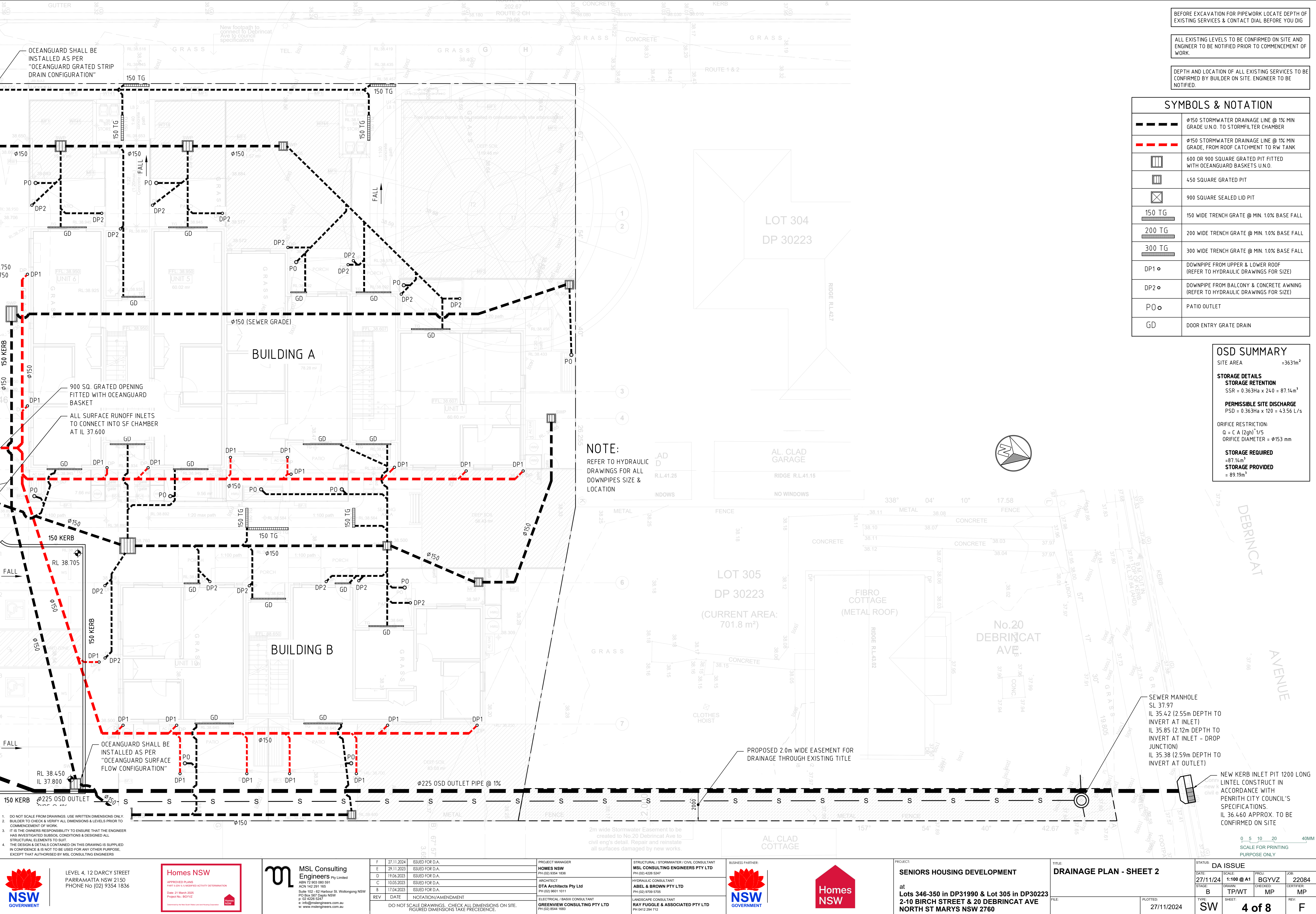
BUSINESS PARTNER:
NSW GOVERNMENT



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP31990 & Lot 305 in DP30223
2-10 BIRCH STREET & 20 DEBRINCAT AVE
NORTH ST MARYS NSW 2760

TITLE:
SITE DRAINAGE PLAN

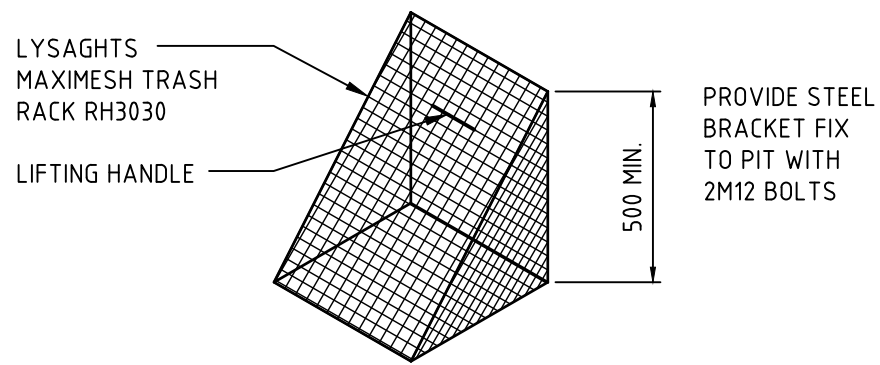
STATUS: DA ISSUE			
DATE	SCALE	PROJ	JOB
27/11/24	1:200 @ A1	BGVZ	22084
STAGE	DRAWN	CHECKED	CERTIFIED
B	TP/WT	MP	MP
TYPE	SHEET	REV	
SW	2 of 8	F	



THE ON-SITE FACILITY HAS BEEN DESIGNED TO WITHSTAND MAXIMUM LOADING (W80) WHICH IS LIKELY TO BE USE THE ACCESSWAY. THE DESIGN WAS APPLIED IN ACCORDANCE WITH AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS.

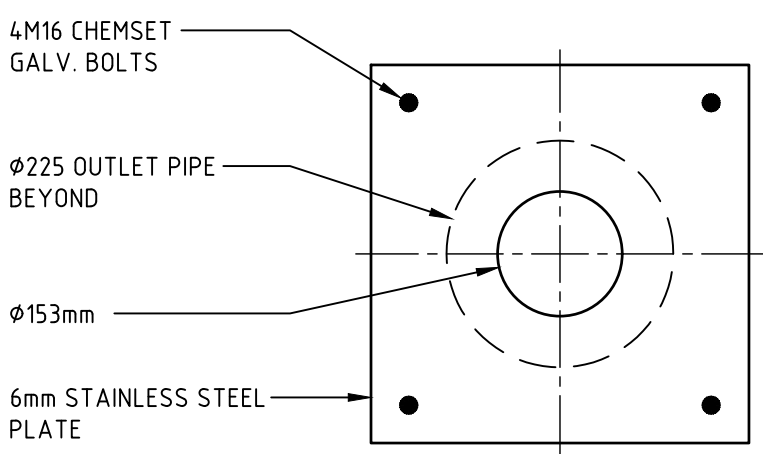
PROVIDE CORROSION RESISTANT IDENTIFICATION PLAQUE AT OSD LOCATION STATING THE FOLLOWING:

"THIS STRUCTURE IS AN OSD FACILITY, FORMING PART OF THE STORMWATER DRAINAGE NETWORK AND IS NOT TO BE TAMPERED WITH. IDENTIFICATION NUMBER: BGYVZ -22/12/2023. MAINTENANCE TO BE CARRIED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE FOR THIS SITE"



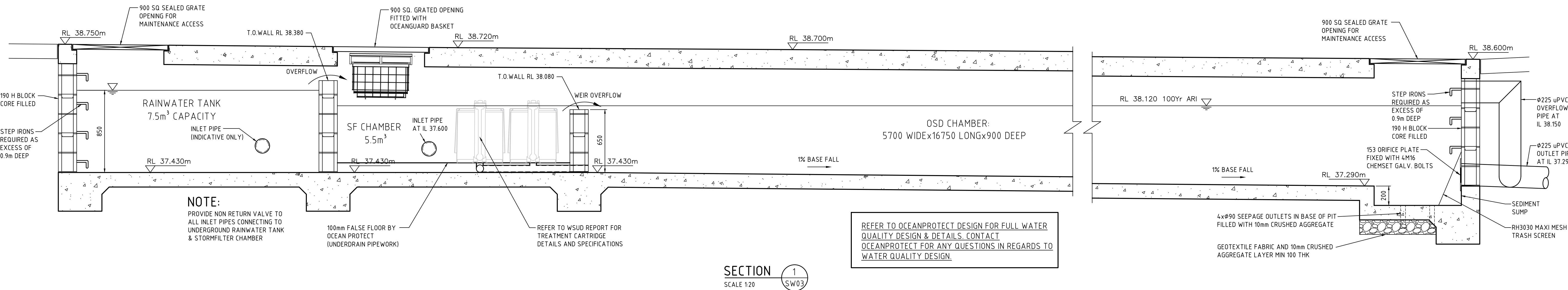
MESH SCREEN DETAIL

NOT TO SCALE
GALVANISED LYSAGHT RH3030MAXI MESH
SCREEN IN GALVANISED STEL FRAME WITH
LIFTING HANDLES



ORIFICE PLATE DETAIL

NOT TO SCALE



- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY MSL CONSULTING ENGINEERS

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY



LEVEL 4, 1/2 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836



REV	DATE	NOTATION/AMENDMENT
F	27.11.2024	ISSUED FOR D.A.
E	29.11.2023	ISSUED FOR D.A.
D	19.06.2023	ISSUED FOR D.A.
C	10.05.2023	ISSUED FOR D.A.
B	17.04.2023	ISSUED FOR D.A.

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER
HOMES NSW
PH (02) 9354 1836

ARCHITECT
DTA Architects Pty Ltd
PH (02) 9601 1011

ELECTRICAL / BASIC CONSULTANT
GREENVIEW CONSULTING PTY LTD
PH (02) 8544 1683

STRUCTURAL / STORMWATER / CIVIL CONSULTANT
MSL CONSULTING ENGINEERS PTY LTD
PH (02) 4226 5247

HYDRAULIC CONSULTANT
ABEL & BROWN PTY LTD
PH (02) 9709 9705

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATED PTY LTD
PH 0412 294 712



BUSINESS PARTNER:



PROJECT:
SENIORS HOUSING DEVELOPMENT

at
Lots 346-350 in DP31990 & Lot 305 in DP30223
2-10 BIRCH STREET & 20 DEBRINCAT AVE
NORTH ST MARYS NSW 2760

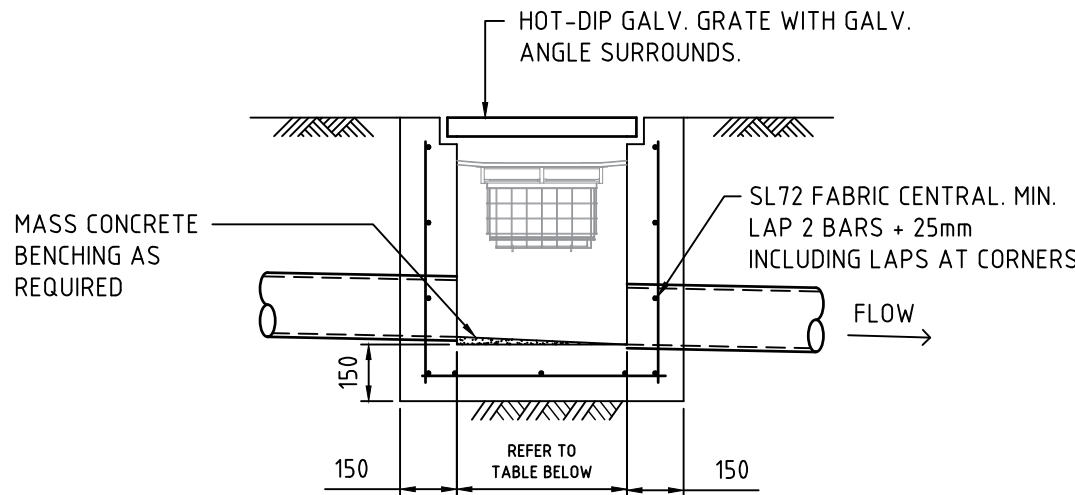
TITLE:
OSD SECTION AND STORMWATER DETAILS

FILE:

PLOTTED:
27/11/2024

STATUS:
DA ISSUE

DATE	SCALE	PROJ	JOB
27/11/24	NTS @ A1	BGYVZ	22084
STAGE	DRAWN	CHECKED	CERTIFIED
B	TP/WT	MP	MP
TYPE	SHEET	REV	
SW	5 of 8	F	



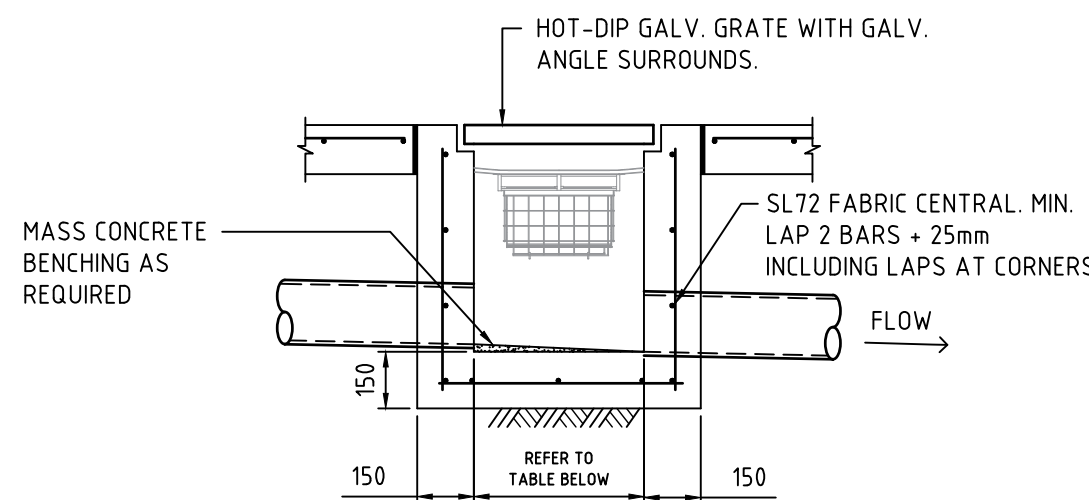
TYPICAL SURFACE INLET PIT
-NATURAL SURFACE

NOT TO SCALE

NOTES :

ALTERNATIVE PIT CONSTRUCTION MAY BE USED, SUBJECT TO THE ENGINEERS APPROVAL

- | Depth to Invert | Pit Internal Dimensions |
|-----------------|-------------------------|
| ≤600 | 450x450 |
| >600 ≤900 | 600x600 |
| >900 ≤1200 | 600x900 |
| >1200 | 900x900 |
- PROVIDE STEP IRONS UNDER LID AT 300 CTS. TO COUNCIL SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 900mm.
- REINFORCEMENT NOTED IS ONLY REQUIRED FOR PITS EXCEEDING 900 DEEP. SUBJECT TO COUNCIL REQUIREMENTS. PITS GREATER THAN 2500 mm DEEP WILL REQUIRE STRUCTURAL ENGINEER'S DESIGN.
- PROVIDE Ø90 x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC (BIDUM A24 OR APPROVED SIMILAR), TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.
- ALTERNATIVE PIT CONSTRUCTION MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
- CONCRETE STRENGTH $f'c = 32$ MPa



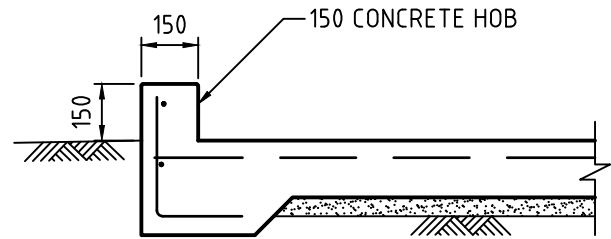
TYPICAL SURFACE INLET PIT
-CONCRETE SURFACE

NOT TO SCALE

NOTES :

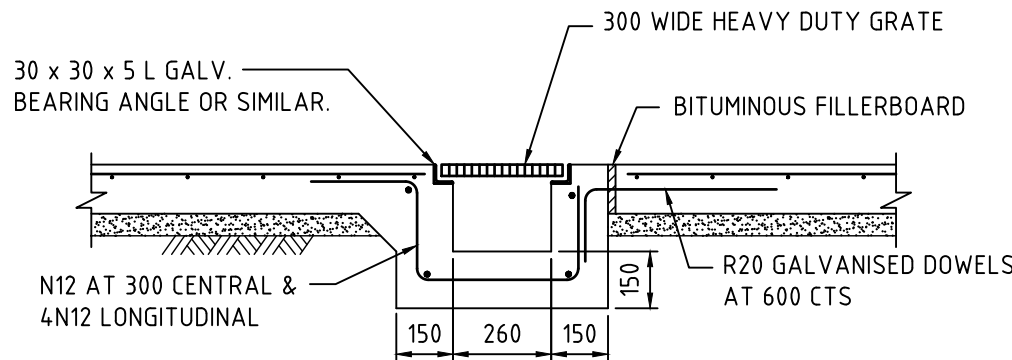
ALTERNATIVE PIT CONSTRUCTION MAY BE USED, SUBJECT TO THE ENGINEERS APPROVAL

- | Depth to Invert | Pit Internal Dimensions |
|-----------------|-------------------------|
| ≤600 | 450x450 |
| >600 ≤900 | 600x600 |
| >900 ≤1200 | 600x900 |
| >1200 | 900x900 |
- PROVIDE STEP IRONS UNDER LID AT 300 CTS. TO COUNCIL SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 900mm.
- REINFORCEMENT NOTED IS ONLY REQUIRED FOR PITS EXCEEDING 900 DEEP. SUBJECT TO COUNCIL REQUIREMENTS. PITS GREATER THAN 2500 mm DEEP WILL REQUIRE STRUCTURAL ENGINEER'S DESIGN.
- PROVIDE Ø90 x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC (BIDUM A24 OR APPROVED SIMILAR), TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.
- ALTERNATIVE PIT CONSTRUCTION MAY BE USED SUBJECT TO THE ENGINEERS APPROVAL.
- CONCRETE STRENGTH $f'c = 32$ MPa



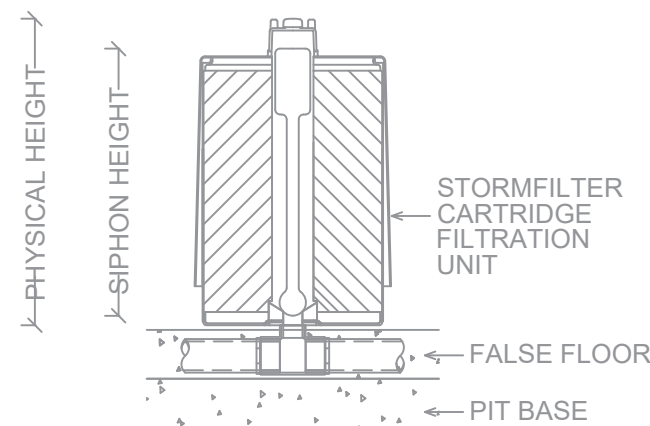
TYP DRIVEWAY 150 HOB
DETAIL

NOT TO SCALE

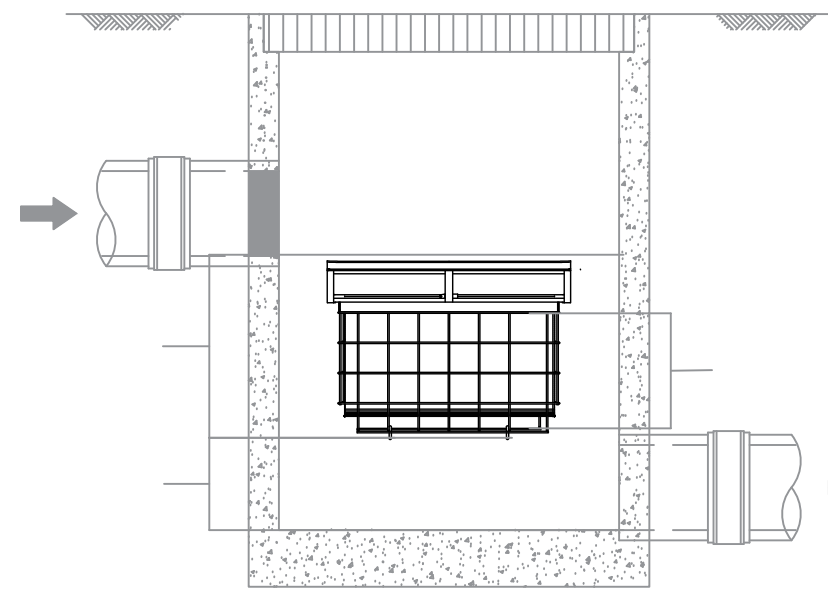


TYPICAL GRATED DRAIN DETAIL

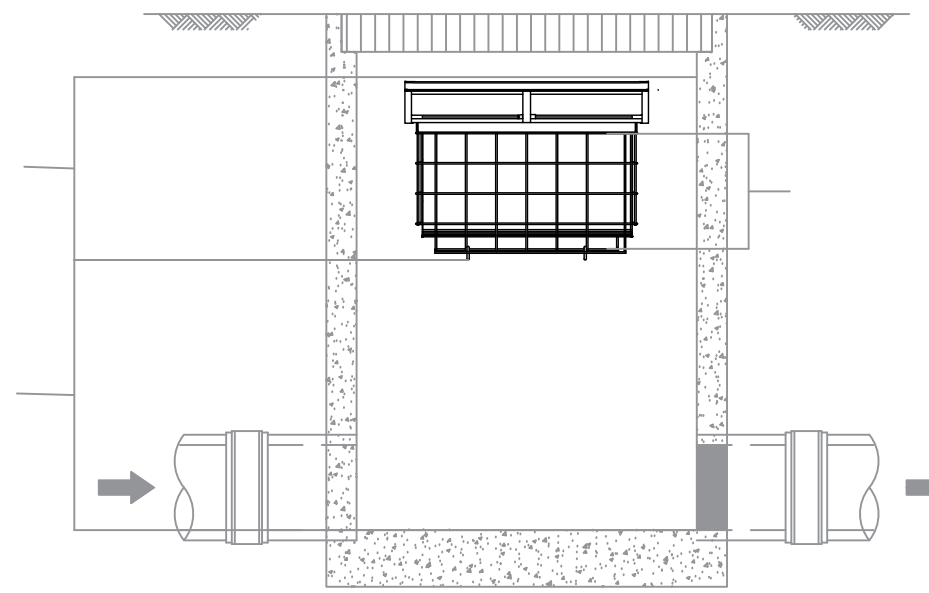
NOT TO SCALE



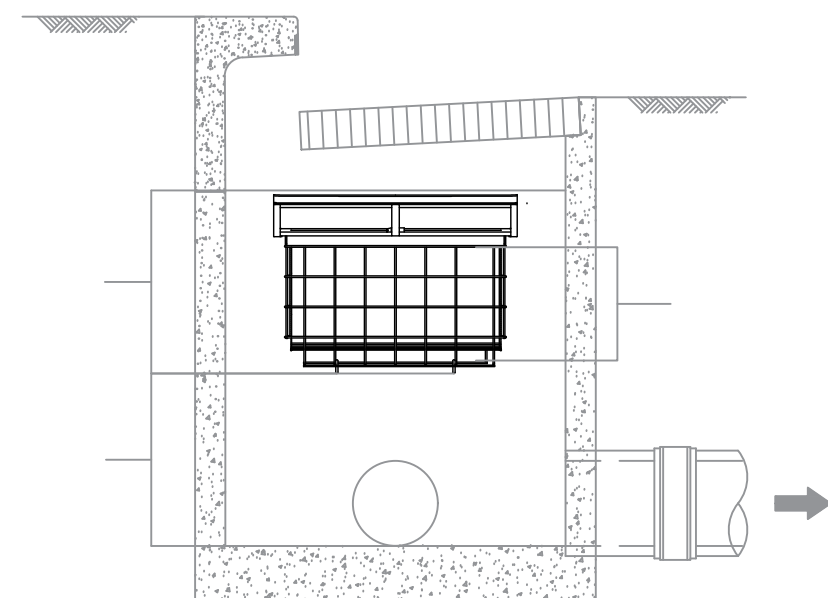
STORMFILTER
CARTRIDGE DETAIL



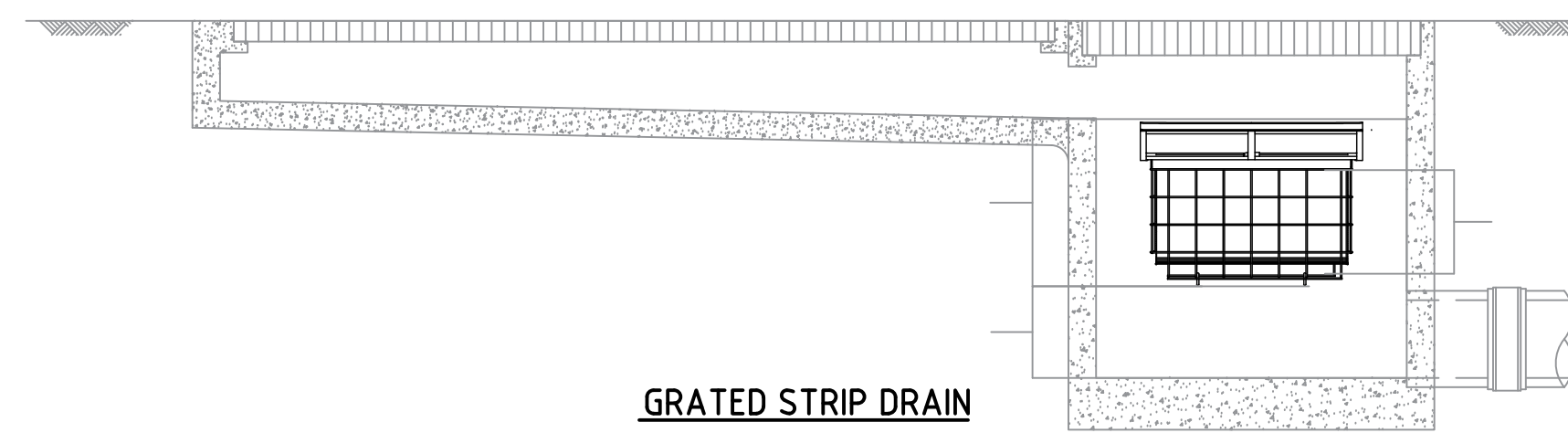
PIPE FLOW
CONFIGURATION



SURFACE FLOW
CONFIGURATION



SURFACE FLOW
CONFIGURATION



GRATED STRIP DRAIN
CONFIGURATION

REFER TO OCEANPROTECT DESIGN FOR FULL WATER QUALITY DESIGN & DETAILS. CONTACT OCEANPROTECT FOR ANY QUESTIONS IN REGARDS TO WATER QUALITY DESIGN.

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY MSL CONSULTING ENGINEERS



LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836



F	27/11/2024	ISSUED FOR D.A.
E	29/11/2023	ISSUED FOR D.A.
D	19/06/2023	ISSUED FOR D.A.
C	10/05/2023	ISSUED FOR D.A.
B	17/04/2023	ISSUED FOR D.A.
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT MANAGER
HOMES NSW
PH (02) 9354 1836
ARCHITECT
DTA Architects Pty Ltd
Suite 102 - 62 Marlborough St. West Sydney NSW
PO Box 567 Depto NSW
p (02) 4228 5247
ELECTRICAL / BASIC CONSULTANT
GREENVIEW CONSULTING PTY LTD
PH (02) 8544 1683

STRUCTURAL / STORMWATER / CIVIL CONSULTANT
MSL CONSULTING ENGINEERS PTY LTD
PH (02) 4226 5247
HYDRAULIC CONSULTANT
ABEL & BROWN PTY LTD
PH (02) 9709 9705
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATED PTY LTD
PH 0412 294 712

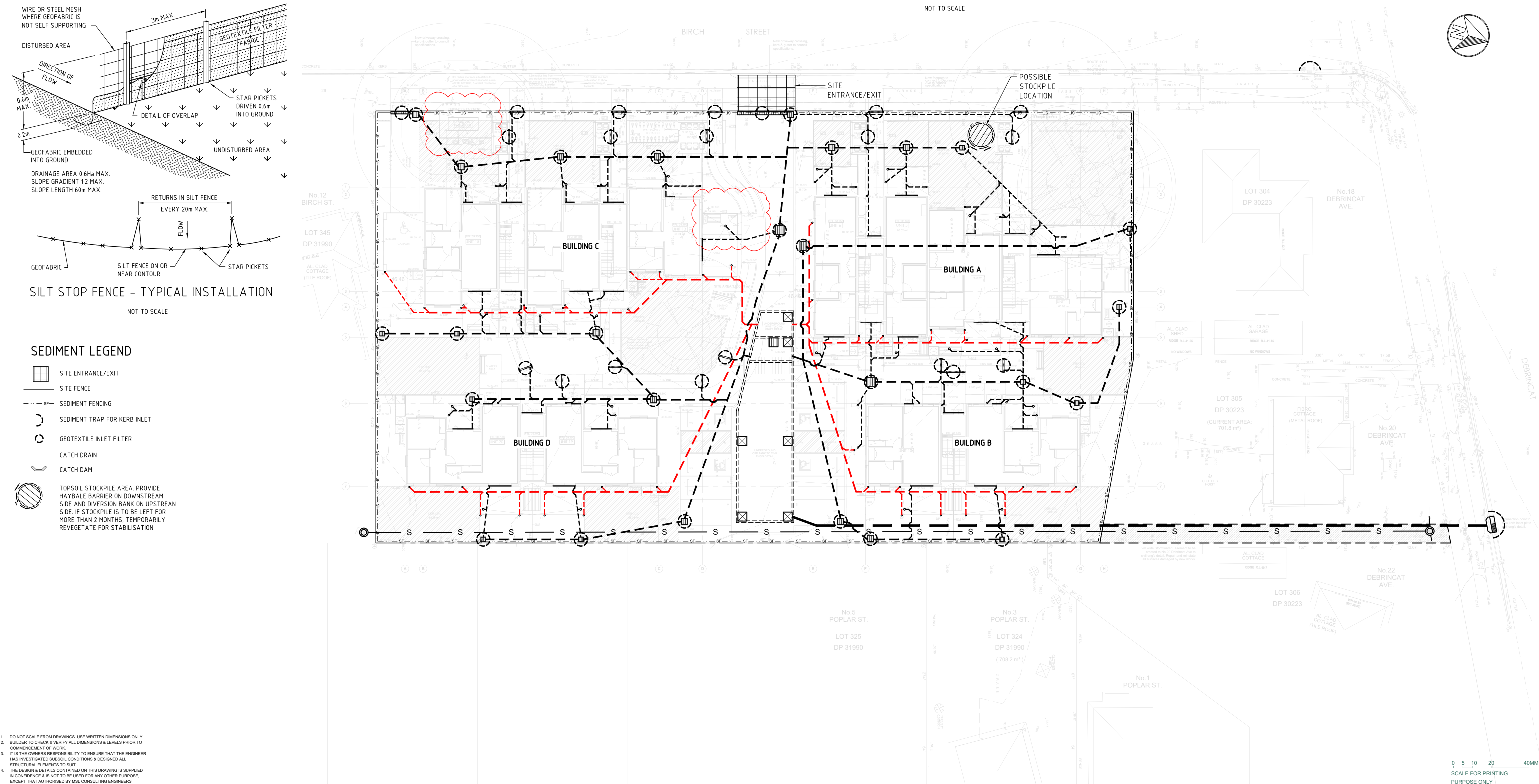
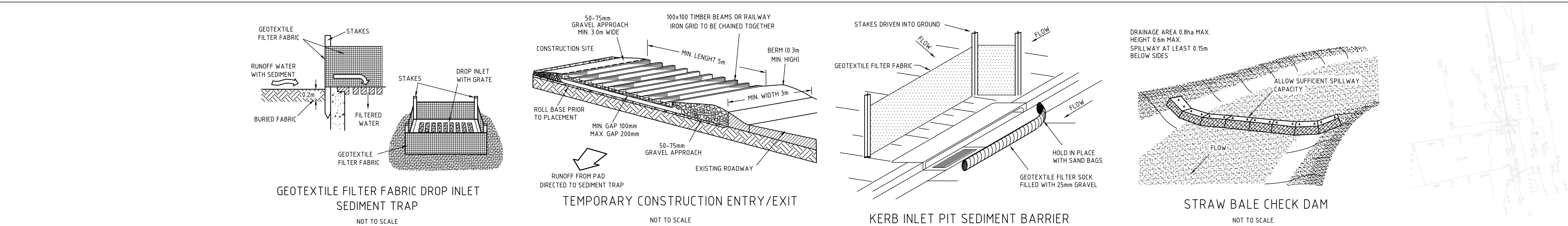
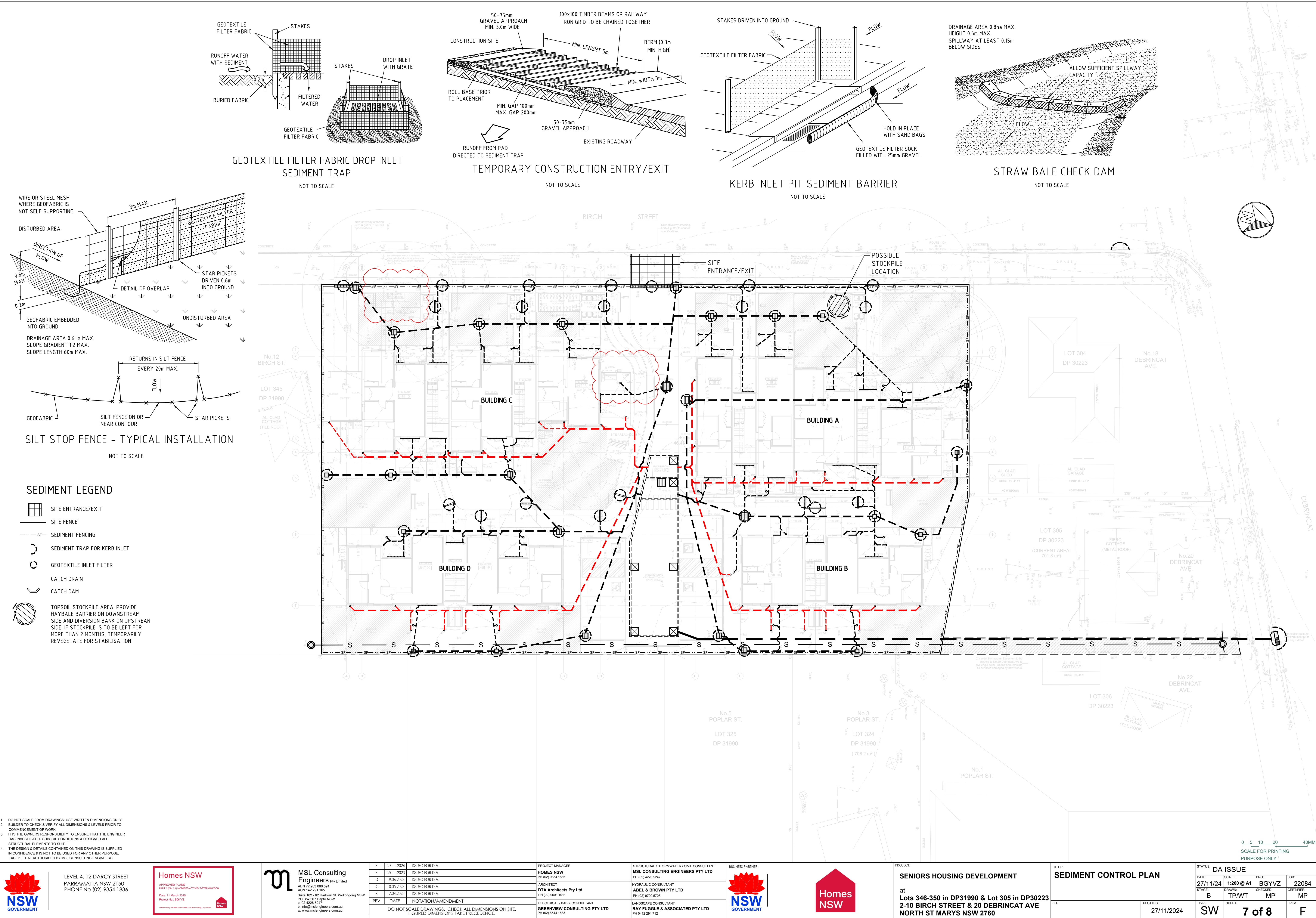


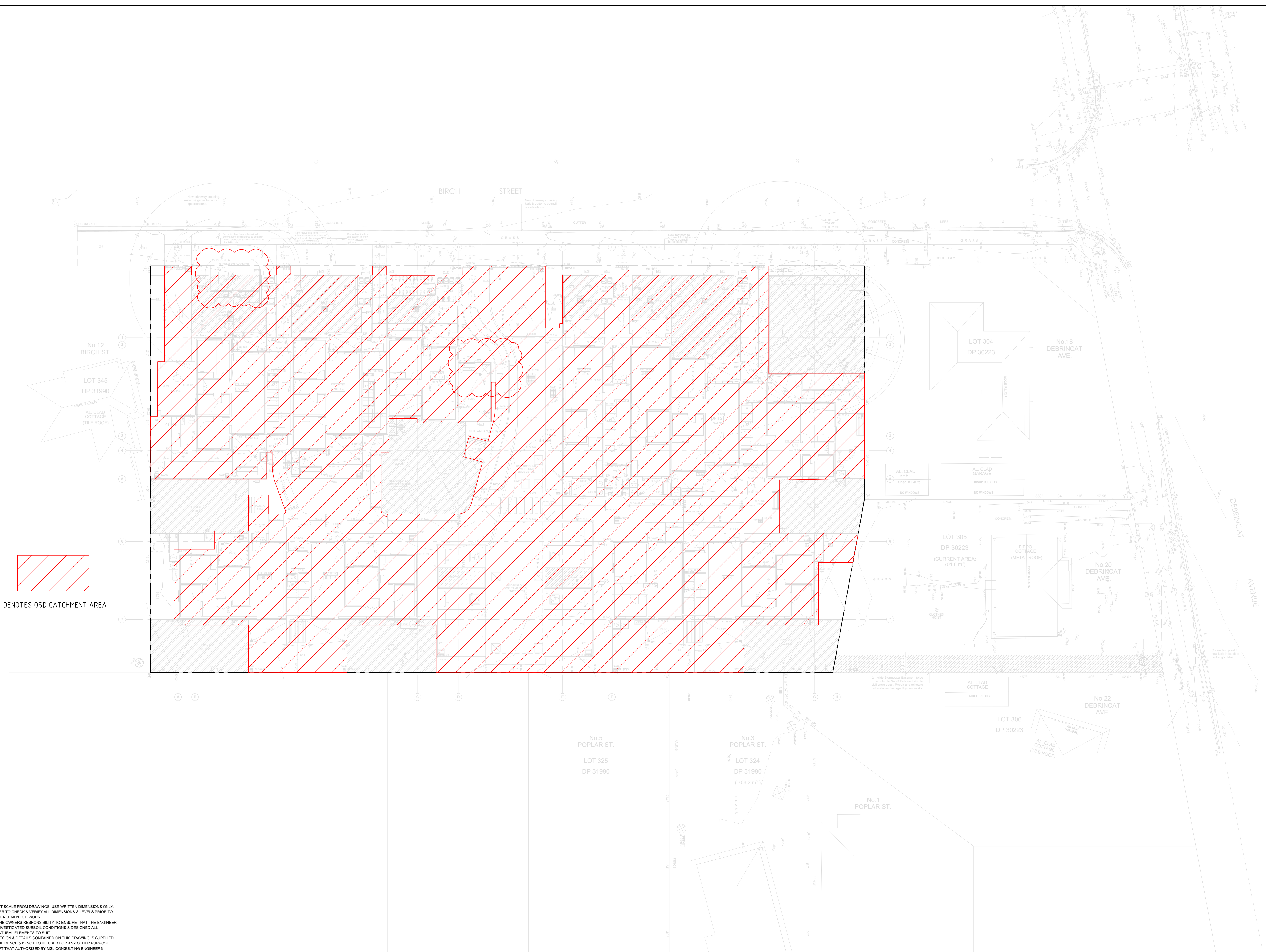
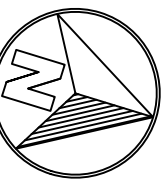
PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP31990 & Lot 305 in DP30223
2-10 BIRCH STREET & 20 DEBRINCAT AVE
NORTH ST MARYS NSW 2760

TITLE:
STORMWATER DETAILS
FILE:
PLOTTED:
27/11/2024

STATUS:
DA ISSUE
DATE:
27/11/24
SCALE:
NTS @ A1
PROJ:
BGVVZ
JOB:
22084
DRAWN:
TP/WT
CHECKED:
MP
CERTIFIED:
MP
REV:
F

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY





1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY MSL CONSULTING ENGINEERS



LEVEL 4, 12 DARCY STREET
PARRAMATTA NSW 2150
PHONE No (02) 9354 1836



REV	DATE	NOTATION/AMENDMENT
F	27/11/2024	ISSUED FOR D.A.
E	29/11/2023	ISSUED FOR D.A.
D	19/04/2023	ISSUED FOR D.A.
C	10/05/2023	ISSUED FOR D.A.
B	17/04/2023	ISSUED FOR D.A.

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT MANAGER HOMES NSW PH (02) 8554 1836	ARCHITECT DTA Architects Pty Ltd PH (02) 9601 1011	ELECTRICAL / BASIC CONSULTANT GREENVIEW CONSULTING PTY LTD PH (02) 8544 1683
--	---	---

STRUCTURAL / STORMWATER / CIVIL CONSULTANT MSL CONSULTING ENGINEERS PTY LTD PH (02) 4226 5247	HYDRAULIC CONSULTANT ABEL & BROWN PTY LTD PH (02) 8709 5705	LANDSCAPE CONSULTANT RAY FUGGLE & ASSOCIATED PTY LTD PH 0412 294 712
--	--	---



PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP31990 & Lot 305 in DP30223
2-10 BIRCH STREET & 20 DEBRINCAT AVE
NORTH ST MARYS NSW 2760

TITLE:
OSD CATCHMENT AREA

STATUS: DA ISSUE	DATE: 27/11/24	SCALE: 1:200 @ A1	PROJ: BGVZ	JOB: 22084
STAGE: B	DRAWN: TP/WT	CHECKED: MP	CERTIFIED: MP	REV: F
TYPE: SW	SHEET: 8 of 8			

0 5 10 20 40MM
SCALE FOR PRINTING
PURPOSE ONLY